

Final Special Benefits Study for
South Lake Union Streetcar Project
City of Seattle LID No. 6750

Location

Between South Lake Union and Pike Street and
Aurora Avenue N. (extended south) and
I-5/ Pontius Avenue N. (extended south)
Seattle, Washington

Date of Report

March 29, 2006

Date of Valuation

March 22, 2006

Appraised by

Deborah A. Foreman, Senior Associate
Matthew C. Sloan, Associate

March 29, 2006

Ms. Kimberly Nunes, LID Administrator
Seattle Department of Transportation
P.O. Box 34996
Seattle, WA 98124-4996

**RE: SOUTH LAKE UNION STREETCAR PROJECT LID NO. 6750 IN SEATTLE,
WASHINGTON - FINAL SPECIAL BENEFITS STUDY
(Our File #24290FIN)**

Dear Ms. Nunes:

We have completed the Final Special Benefits Study of Local Improvement District (LID) No. 6750, for the improvement of the South Lake Union Streetcar project in Seattle, King County, Washington. All portions of the project are situated within the City of Seattle. The LID was formed in October 2005, with the LID roughly described as between South Lake Union on the north and Pike Street on the south, and Aurora Avenue N. (extended south) on the west and I-5/ Pontius Avenue N. (extended south) on the east. It includes about 1,089 tax parcels. The LID project will include construction of a 1.3-mile (each direction) modern day streetcar system, with stops approximately two blocks apart, at 15-minute intervals initially, increasing with ridership. Initial ridership is projected at about 350,000 per year, increasing to 1.0 million annually. The purpose of this report was to analyze the amount of special benefits, if any, attaching to the properties within the LID area. The City of Seattle will utilize this report in preparing the final assessments for LID No. 6750. The LID is being finalized prior to construction.

Our analysis included a study of project details, historical and current land uses, sales and rental activity, zoning, recent long-range planning, and future development trends in the area, as well as research of streetcar systems in North America. Complications in the analysis included the limited number of comparable transportation systems in Seattle, a wide variety of property types, zoning changes (recent and pending), and various urban conditions and trends.

The format of this report is a *Summary Report - Limited Appraisal*. It is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinions of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The depth of discussion contained in

this report is specific to the needs of the client and for the intended use stated below. The appraisers are not responsible for unauthorized use of this report.

Furthermore, in accordance with prior agreement between the client and the appraisers, this report is the result of a Limited Appraisal process in that certain allowable departures from specific guidelines of the Uniform Standards of Professional Appraisal Practice were invoked (see *Scope of the Study* section of this report). The intended user of this report is warned that the reliability of the value conclusions provided may be impacted to the degree there is departure from specific guidelines of USPAP.

The final special benefits herein are given subject to the specific assumptions and limiting conditions stated immediately following this transmittal letter, as well as the special assumptions and comments itemized in the *Special Benefits Analysis* section of this report.

Based on our investigation and analysis of all relevant data, it is our opinion the property totals, including analyzed special benefits accruing to the subject properties, as of March 22, 2006, are:

"AFTER" VALUE	\$5,454,566,415
"BEFORE" VALUE	\$5,385,208,105
LID SPECIAL BENEFITS	\$69,358,310

An *LID Property Summary* is included in the report detailing the special benefits and recommended final assessments to each of the property owners, as well as summary information about each of the properties.

If you have questions not answered in the accompanying report, please do not hesitate to call.

Sincerely,

ALLEN BRACKETT SHEDD

Deborah A. Foreman, Senior Associate

Matthew C. Sloan, Associate
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ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report was made after personal inspection of the property identified in this report. The conclusions in the report have been arrived at and are predicated upon the following conditions:

- (a) No responsibility is assumed for matters, which are legal in nature, nor is any opinion rendered on title of land appraised. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- (b) Unless otherwise noted, the property has been appraised as though free and clear of all liens, encumbrances, encroachments, and trespasses.
- (c) All maps, areas, and other data furnished your appraiser have been assumed to be correct; however, no warranty is given for its accuracy. If any error or omissions are found to exist, the appraiser reserves the right to modify the conclusions. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (d) It is assumed there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- (e) It is assumed all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
- (f) The appraiser has no interest, present or contemplated, in the subject properties or parties involved.
- (g) Neither the employment to make the appraisal nor the compensation is contingent upon the amount of the valuation report.
- (h) To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and no important facts have been withheld or overlooked.
- (i) Possession of this report, a copy, or any part thereof, does not carry with it the right of publication, nor shall the report or any part thereof be conveyed to the public through advertising, public relations, news, sales, or other media valuation conclusions, identity of the appraiser, or firm, and any reference made to the Appraisal Institute or any professional designation.
- (j) There shall be no obligation required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless satisfactory arrangements are made in advance.
- (k) This appraisal has been made in accordance with rules of professional ethics of the Appraisal Institute.
- (l) No one other than the appraiser prepared the analysis, conclusions, and opinions concerning real estate that are set forth in the appraisal report.
- (m) Statements or conclusion offered by the appraiser are based solely upon visual examination of exposed areas of the property. Areas of the structure and/or property, which are not exposed to the naked eye, cannot be inspected; and no conclusions, representations, or statements offered by the appraiser are intended to relate to areas not exposed to view. No obligation is assumed to discover hidden defects.

- (n) Unless otherwise stated in this report, the existence of pollution and/or hazardous waste material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials or pollution may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
- (o) Statements, representations, or conclusions offered by the appraiser do not constitute an express or implied warranty of any kind.
- (p) Neither appraiser nor Allen Brackett Shedd shall be liable for any direct, special, incidental, or consequential damages whatever, whether arising in tort, negligence, or contract, nor for any loss, claim, expense, or damage caused by or arising out of its inspection of a property and/or structure.
- (q) The *Americans with Disabilities Act* (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
- (r) With regard to prospective value opinions, future changes in market conditions necessitate an assumption that the appraiser cannot be held responsible for unforeseeable events that alter market conditions prior to the effective date of the appraisal or date of value.

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SUBJECT PROPERTY PHOTOGRAPHS



Fairview Avenue N., facing southwest, near northern Streetcar terminus by FHCRC



Fairview Avenue N., facing northeast, near Streetcar terminus by FHCRC

SUBJECT PROPERTY PHOTOGRAPHS



Fairview Avenue N., facing south, at intersection with Valley Street



Terry Avenue N., facing south from intersection with Valley Street

SUBJECT PROPERTY PHOTOGRAPHS



Terry Avenue N., facing north from intersection with Valley Street toward South Lake Union



Terry Avenue N., facing south from intersection with Harrison Street

SUBJECT PROPERTY PHOTOGRAPHS



Thomas Street, facing west from Terry Avenue N.



Westlake Avenue N., facing north from intersection with Thomas Street

SUBJECT PROPERTY PHOTOGRAPHS



Westlake Avenue N., facing north toward intersection with Denny Way



Westlake Avenue, from south of Denny Way, facing south toward Seattle

SUBJECT PROPERTY PHOTOGRAPHS



Westlake Avenue, from Stewart Street, facing north



Westlake Avenue, from Stewart Street, facing south toward south Streetcar terminus
by Westlake Center

FINAL SPECIAL BENEFITS STUDY FOR LID NO. 6750

Improvements of South Lake Union Streetcar Project Between South Lake Union near Fred Hutchinson Cancer Research Center and North of Westlake Center, in Seattle, Washington

This is a Summary Appraisal Report - Limited Appraisal which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinions of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraisers are not responsible for unauthorized use of this report.

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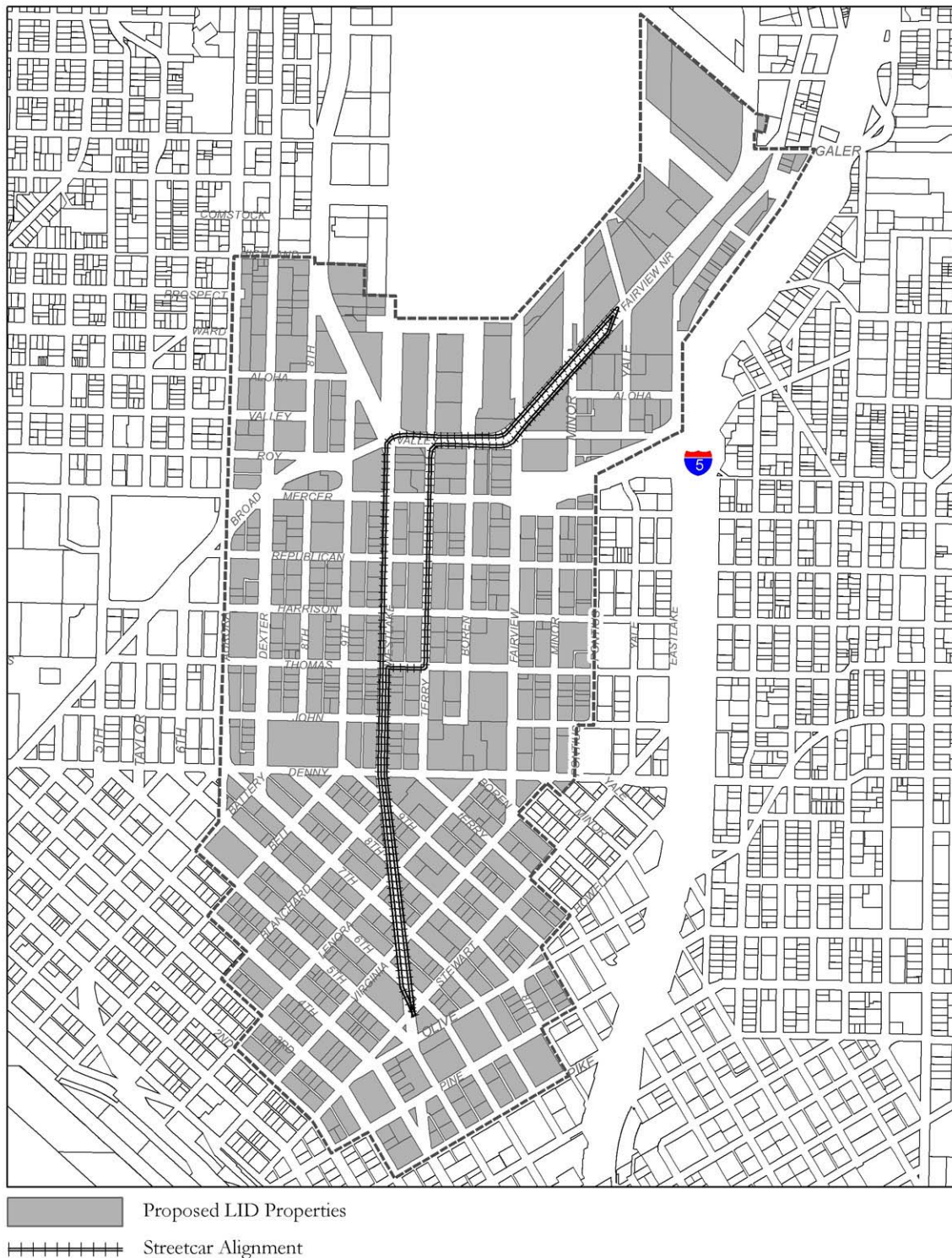
— Client

City of Seattle, Seattle Department of Transportation (SDOT)

— Identification of the Properties

City of Seattle Local Improvement District (LID) No. 6750 was formed in October 2005. The LID boundary is shown on a map in this report. It is generally bound by South Lake Union on the north, Pike Street on the south, Aurora Avenue N. (extended south) on the west, and I-5/ Pontius Avenue N. (extended south) on the east. The approximate 1,089 tax parcels within the LID boundary are improved with a variety of uses including low- to high-rise office, retail, and other commercial buildings, industrial buildings, and multifamily uses, including apartments and condominiums. There are also a number of special purpose and historical properties. Approximately 40% of the parcels are analyzed with a highest and best use as vacant or under-improved (interim use). Several major projects are under construction and are analyzed as improved. To our knowledge, there are no development agreements providing for the property owners' participation in the subject LID.

South Lake Union Streetcar LID Boundary Map and Route



Streetcar LID Map and Route



Boundary Description

Starting at the northwest corner and traveling clockwise the boundary follows:

Highland Drive between Aurora Avenue North and Lake Union;
Properties in and along the southern shore of Lake Union between Highland Drive and East Galer Street;
East Galer Street between Lake Union and Interstate 5, including the parcel at 1514 Fairview Avenue East;
Interstate 5 between East Galer Street and the Mercer Street Interchange;
Mercer Street Interchange between Interstate 5 and Pontius Avenue North;
Pontius Avenue North between Mercer Street Interchange and Denny Way, including the parcel on the southeast corner of Denny and Minor;
Virginia Street between Denny Way and Boren Avenue;
Boren Avenue between Virginia Street and Stewart Street;
Stewart Street between Boren Avenue and Terry Avenue;
Terry Avenue between Stewart Street and Howell Street;
Howell Street between Terry Avenue and 9th Avenue;
9th Avenue between Howell Street and Pine Street;
Pine Street between 9th Avenue and 8th Avenue;
8th Avenue between Pine Street and Pike Street;
Pike Street between 8th Avenue and 3rd Avenue;
3rd Avenue between Pike Street and Pine Street;
Pine Street between 3rd Avenue and 2nd Avenue;
2nd Avenue between Pine Street and Lenora Street;
Lenora Street between 2nd Avenue and 3rd Avenue;
3rd Avenue between Lenora Street and Blanchard Street;
Blanchard Street between 3rd Avenue and 4th Avenue;
4th Avenue between Blanchard Street and Bell Street;
Bell Street between 4th Avenue and 5th Avenue;
5th Avenue between Bell Street and Battery Street;
Battery Street between 5th Avenue and 6th Avenue;
Aurora Avenue between 6th Avenue and Highland Drive.

Streetcar LID Boundary Description

— *Legal Description*

Each property is identified by its King County Tax Account Number in the *LID Property Summary*.

— *Project Description*

The “Before” Condition. In its “before” condition, there is no fixed infrastructure transportation system within the LID, except for a grid system of roadways throughout, and various bus routes and service primarily at major arterials. There are existing and proposed major regional transportation connectors at the southerly terminus of the LID area. A portion of the LID is within the Free Bus Zone area in downtown Seattle. There is a need for new transit in the South Lake Union and Denny Triangle neighborhoods for full development. Other factors considered:

- Seattle Central Business District (CBD) is extending into the Denny Triangle neighborhood.
- South Lake Union neighborhood has been recently designated as an Urban Center.
- There are transitional property uses throughout the LID area.
- There are major employers within the neighborhoods, and significant new commercial and residential uses projected.
- It is primarily auto-oriented transportation in South Lake Union and Denny Triangle neighborhoods.

The “After” Condition. In the “after” condition, the streetcar line will serve portions of the downtown core area, Belltown, Denny Triangle and South Lake Union neighborhoods of Seattle. Project improvements and operations consist of the following primary elements:

- The project will share the street with automobile traffic. All tracks and stops will be constructed within existing right-of-way.
- Length of the line is about 1.3 miles each direction (2.6 miles roundtrip).
- The route commences just north of Westlake Center, at the intersection of Westlake Avenue and Olive Way/5th Avenue. North of Denny Way, the route jogs east from Westlake Avenue to Terry Avenue N. at Thomas Street, traveling northeast on Valley Street to a terminus near Fairview Avenue N. and Ward Street close to Fred Hutchinson Cancer Research Center.
- Initial operations will be 15 hours per day, at 15-minute intervals, increasing to 18 hours per day with 10 minutes between cars.

- Ridership is expected to be approximately 350,000 per year upon opening, increasing to over 1 million per year with area development.
- Streetcar stops will be mostly side-platform, corner-curb “bulb” locations within parking lanes at the far sides of intersections, spaced about two blocks apart. On Fairview Avenue, the stop will be a center median, and the stop at South Lake Union Park will be designed within the park.
- The streetcar will connect to regional transit systems, including existing METRO bus service and LINK Light Rail. It will also connect to the existing Monorail between downtown Seattle and Seattle Center.
- Typical construction includes removal of the top 12 to 18 inches of pavement and installation of rail-imbedded reinforced concrete slabs within an 8-foot-wide trench. There will be upgrades to the stormwater detention system, relocation of some utilities, and construction of a maintenance facility for the streetcar vehicles. Similar to Portland, Oregon, construction timing is anticipated at a rate of about three blocks per three weeks.

Various project drawings and renderings of street scenes including the Streetcar are included in the Addenda to this report.

Other factors considered, as supported by other streetcar systems in North America, include:

- Streetcars attract more users than buses.
- Area development aligns along streetcar routes due to permanent infrastructure.
- Streetcars provide permanent connection between neighborhoods and regional transit systems, supporting many employment, residential, and recreational activities and areas.
- The project will help mitigate existing and future traffic conditions in significant urban neighborhoods.

Total cost of the project is currently projected at \$49,700,000 (\$49,000,000 project costs and \$700,000 LID costs). In addition to the assessments from the LID, funding will be provided by Federal and State of Washington grants, and other minor funding sources. A total of \$26,200,000 is projected for the LID and assessment to property owners. About \$500,000 of the LID assessments are exempt Federal government properties, leaving net LID assessments to property owners of \$25,700,000 (52% of total project cost). The project costs exclude additional improvements being added as “betterments” for Seattle Department of Transportation (efficiencies in pedestrian improvements, paving, and 2-way traffic change for Westlake Avenue) and Seattle Public Utilities (efficiencies in drainage

improvements). These additional project costs are being funded by the City departments and other sources.

Summary of Project Funding

Funding Source	Amount	% of Total
LID Assessments (Net)	\$ 25,700,000	51.71%
Federal/ State Grants	\$ 18,500,000	37.22%
Maintenance Base	\$ 2,200,000	4.43%
Property Sale \$s	\$ 3,300,000	6.64%
Totals	\$ 49,700,000	100.00%

** Total LID is \$26.2 million, including \$25 million for capital, \$700,000 for LID costs; about \$500,000 of assessments are for exempt properties of Federal government*

It is anticipated that construction will begin in Summer 2006, and be completed by Fall 2007.

— *History*

Planning has been under discussion for substantial development, transportation and other improvements for the Denny Triangle and South Lake Union neighborhoods for many years. Discussion regarding the South Lake Union Streetcar commenced in the early 2000s, about the time of the successful opening of the Portland Streetcar line. Concurrent with developing interest in the streetcar, more development was being planned and constructed in the Denny Triangle and South Lake Union neighborhoods north of Seattle's CBD; zoning in the downtown and South Lake Union areas was proposed for changes allowing denser development, more mixed-uses and residential development; and the South Lake Union area was proposed for Urban Center designation. Projected increases in population and employment for the LID areas, combined with urban goals for creating very livable urban neighborhoods, led to various studies and plans for the South Lake Union Streetcar and its extension potential, and extension of the existing Waterfront Streetcar.

City of Seattle consultants completed a variety of studies from 2002 to 2004, including a preliminary LID assessment methodology. Momentum for the project

gained with Build The Streetcar organization formation in 2003, and more extensive design and LID assessment efforts were approved in late 2004 by City Council. In late June 2005, City Council authorized the funding plan for the streetcar project to pay for capital costs and operations and maintenance expenses, and LID No. 6750 was formed in October 2005. The project will be started in mid-2006 and completed in Fall 2007.

The project will provide linkage between the CBD with Urban Centers to the north, link to regional transit systems, mitigate auto traffic and congestion from existing and proposed development, reduce transportation costs to employers and area residents, and help development to align along the project and meet concurrency requirements.

— *Summary of Special Benefits Process*

A “\$ per square foot of land area by zone” method of assessment was analyzed on a preliminary basis by the City of Seattle/ Build the Streetcar organization. In our opinion, that method of assessment is not appropriate for the LID because of the variety of property types, sizes, development potential, and zoning designations of the numerous parcels. Also, the wider ranging effects of the subject project is best measured through the special benefits method of assessment.

This analysis measures directly the special benefits anticipated to be experienced by the various parcels due to the LID improvements. The City of Seattle projects approximately 52% of the total cost of the project will be funded by the LID. The LID total assessments of \$26,200,000 will be allocated according to the proportion of each parcel’s special benefits to total special benefits; about \$500,000 of the LID assessments are exempt Federal government properties, leaving net LID assessments to property owners of \$25,700,000. For the final assessments, this is based on 38% of the total special benefits of \$69,358,310.

Special benefits are a specific, measurable increase in value of certain real property in excess of any enhancement to the general area (benefiting the public at large) due to a public improvement project. The amount of the special benefits accruing to property as a result of a local improvement is the difference between the fair

market value of the property immediately before and after the improvement.¹ That is, the difference between the fair market value of the property in its “before” condition (“without” the improvements) and its “after” condition (“with” the improvements) reflects the special benefits to a property. In our valuation process we have primarily evaluated the properties as if owned in fee simple. We have given consideration to the owners’ uses of the properties and their historical activities. (See also discussion in *Special Assumptions* section of this report).

The primary special benefits to the properties in this analysis result from the enhancement of the area transportation network, connection with regional transit systems, improved neighborhood economics and livability, and increased property exposure and demand. The streetcar will serve to mitigate auto traffic and congestion, reduce transportation costs to area employers and residents, and promote development to align along the project. Without the project improvements, or other alternatives, traffic congestion and demand on existing transportation services will become too great for all of the properties to develop to highest and best use.

Properties can be assessed for no more than the amount of special benefits. In the case of the subject project, the value of special benefits is considerable, due to increased property exposure and demand. Our analysis resulted in different levels of special benefits, with mass trends relating to proximity to the streetcar improvements, highest and best use as vacant land or improved properties, existing types of transportation, and other characteristics. Each of the parcels is considered on an individual basis, however, as discussed in the *Special Benefits Analysis* section of this report. It is our professional judgment that the properties immediately adjacent to the improvement are benefited the most, both vacant and improved. The properties analyzed as vacant/ interim use are benefited most greatly, with properties improved to their highest and best use benefited to a lesser degree. In the areas not adjacent to the project, from one to five blocks distant, properties are benefited to a lesser degree, particularly improved office and industrial properties at the area extremes. Generally, apartment, condominium, hotel and retail properties reflect the highest special benefits for improved properties. The lower special benefits to office and industrial properties are primarily due to their transportation, jobs, demand factors, and locations.

¹In re: Bellevue Plaza, 121 Wn. 2d 397, 404, 851 p2d 662 (1993).

The properties and the summary “before” and “after” analyses are presented in the *Special Benefits Analysis* section. A number of the properties with similar characteristics are grouped for discussion purposes.

We have evaluated the land use implications of the LID improvements, and have developed special benefits analysis based upon increases in land and improved properties values. We have concluded there are sufficient special benefits to the property owners to support LID assessments.

— ***Effective Date of Study***

For this final special benefits analysis, all the subject properties were inspected in November 2004 and subsequent dates. The effective date of this study is March 22, 2006.

— ***Purpose of the Analysis***

The purpose of this analysis is to establish the value of the special benefits accruing to the ownership of properties located within the LID boundary. The study is to be used by the City of Seattle as a basis for the final assessments to the property owners for the LID. This report contains a summary of facts and opinions considered by the appraisers. By this reference, the complete file retained by the appraisers is included as part of this report.

— ***Property Rights Analyzed***

The property rights analyzed in this report constitute, for the most part, the fee simple interest. Detailed information that would allow us to analyze the leased fee interests, if any, in the properties was not readily available. Also, the personal, familial, or tax factors related with the ownership of individual parcels was not available for our consideration, except as presented by various property owners subsequent to a City of Seattle Open House held for the project on July 28, 2005, and continued input from property owners throughout Fall 2005 through Spring 2006.

— *Scope of the Study*

In preparing this study, we have conducted property and neighborhood inspections, analyzed historical land and improved sales, rents, operating expenses, construction costs, and capitalization and yield rates. The development conditions of the properties within the LID area were researched. Major transportation systems in the Puget Sound area, as well as streetcar projects in the United States and Canada were also researched for market factors, and some of them personally inspected. As appropriate, the information gathered was analyzed utilizing all three approaches to value.

Various City of Seattle Mayor's office, Council staff, and Seattle Department of Transportation representatives provided us with project, neighborhood and property information. Additional information was obtained from County, City, newspaper, internet, and other records, as well as neighborhood and property inspections.

In analyzing the LID properties, the consultant did the following:

- Inspected the LID properties (exterior inspections unless property owner requested interior inspections).
- Analyzed historical and current information from the LID neighborhood or competitive neighborhoods in the downtown and South Lake Union areas.
- Researched COMPS Inc., TRW, and King County databases.
- Researched Allen Brackett Shedd's existing database.
- Researched other North America streetcar and relevant transportation projects.
- Reviewed all documents as cited throughout this report.

The format of this report is a *Summary Report - Limited Appraisal*. Per prior agreement with the client, the appraisers did not conduct interior property inspections or interviews with every owners/taxpayer to obtain the most current, property specific information. This level of investigation would be typical in appraising properties similar to those in the LID. While all three approaches to value were considered as part of our analysis, due to the large number of properties, significant analysis employing mass valuation techniques, and limited availability of information, the appraisal process (see also *Special Assumptions* section of this report) to develop the opinions of value in the "before" and "after" conditions and the

resulting special benefits is considered limited. This study sets forth the appraisers' conclusions and summary discussion of the data, reasoning, and analyses used in the appraisal process. A complete file is retained by the appraisers.

— ***Marketing Period***

This study is based upon a “typical” marketing period of 6 to 12 months. It is assumed that an owner would be willing to meet market demands, including typical conditions imposed by the City, building permit contingencies, and market pricing, both in the “before” and “after” market valuations. A 6- to 12-month marketing period is considered reasonable for the subject properties at the appraised values.

— ***Definitions***

Fair Market Value - Fair Market Value is the amount in cash which a well-informed buyer, willing but not obliged to buy the property, would pay, and which a well-informed seller, willing but not obligated to sell it, would accept, taking into consideration all uses to which the property is adapted and might in reason be applied.²

Fee Simple Estate - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.³

General Benefits - In eminent domain takings, the benefits that accrue to the community at large, to the area adjacent to the improvement, or to other property situated near the taken property.⁴

Highest and Best Use - The use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.⁵

Interim Use - The temporary use to which a site or improved property is put until it is ready to be put to its highest and best use.⁶

Leased Fee Estate - The leased fee estate is the lessor's, or landlord's, estate. A leased fee estate is an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of lessor (the leased fee owner) and leased fee are specified by contract terms contained within the lease.⁷

²“Washington Pattern Instruction 150.08”, *Right-of-Way Manual*, Chapter 4, April 11, 1986.

³*The Appraisal of Real Estate*, Tenth Edition, p. 122.

⁴*The Dictionary of Real Estate Appraisal*, Second Edition, 1989, American Institute of Real Estate Appraisers, p. 135.

⁵Op. cit., p. 149.

⁶Op. cit., p. 162.

⁷*The Appraisal of Real Estate*, Tenth Edition, p. 123.

Leasehold Estate - The leasehold estate is the lessee's, or tenant's, estate. A leasehold estate is the right to use and occupy real estate for a stated term under the condition conveyed in the lease.⁸

Local Improvement District - These districts are created under state law by a city or county or by vote of the inhabitants of a particular geographical area. Upon creation, the district becomes a separate legal entity. Bonds are issues to finance particular improvements such as water distribution systems, drainage structures, irrigation works, parking facilities, and a host of other types of developments. To repay the funds borrowed through the issuance of bonds, these districts have the power to assess lands included in the district. Such assessments constitute liens on the land until paid. These liens can be foreclosed by sale similar to a tax sale.

Special Benefits - Special benefits may be defined as a specific, measurable increase in value of certain real property in excess of any enhancement to the general area (and benefiting the public at large) due to a public improvement project. It is measured as the difference, occurring by reason of the LID project, between the market value of each parcel studied, without the LID project and market value of the same parcel with the LID project assumed completed.

Enabling legislation providing for formation and authority to levy assessments by an LID exists solely in Washington State statutes. All assessments must meet two criteria: (1) The amount of an assessment on a particular parcel may not materially exceed the special benefit to that parcel; and (2) All assessments within the district must be fair and in proportion to all other assessments.

— **Area Description**

Demographic, economic, and growth data on the Seattle Metropolitan area and the City of Seattle is widely available. This data can be furnished on request if the reader is unfamiliar with the resources.

The subject LID area is located in the downtown area of Seattle extending north to areas along the south shores of Lake Union. It includes portions of the Commercial Core, Belltown, Denny Triangle, and South Lake Union neighborhoods, as described in the Downtown and South Lake Union Neighborhood Plans published by the City of Seattle, and King County Department of Assessments, 2005 Area Report Summaries, briefly summarized as follows (see also *Zoning* section of this report following):

Seattle Central Business District (CBD) or Commercial Core. Portions of this neighborhood anchors the south area of the LID, primarily DOC2 and DRC, office and retail zoned areas. The retail area in the LID includes much of the core retail in downtown Seattle, including Nordstrom, Macy's, Westlake Center, and Pacific Place. Building heights are lower in the retail area, compared to office zones, and a number of the buildings have historical designations. The office-zoned area in this LID area

⁸Op. cit., p. 124

has limited high-rise construction to date, but there is significant interest in extending the adjacent highly developed office core into this area. Currently a high percentage of properties are considered vacant/ interim uses. Recent projects include the Federal Courthouse and Trendwest Resort, renovated from the former Camlin Hotel.

Belltown. This area is in the central/ west portion of the LID, and is primarily zoned DMR, with some DMC area. It has been one of Seattle's fastest growing neighborhoods in the past decade. A significant amount of condominium, apartment, retail and restaurant, and mid-rise office uses have been constructed, following decades of stagnant growth due to the physically and economically declining conditions in the area. Portions of the Free Bus Zone extend into this area, and the area is in very close proximity to the Pike Place Market, waterfront, and downtown businesses. Primarily residential activity is projected, about 6,500 households by 2014, per the Comprehensive Plan.

Denny Triangle. This neighborhood is in the central/ east portion of the LID, and is primarily zoned DMC, with some DOC2 areas. This area supports a wide range of mixed-use office, retail, hotel, apartments, and condominium uses, as well as older industrial/ service buildings, and many surface parking lots. Similar to much of the LID, this area is in transition, with a high percentage of the properties reflecting vacant/ interim uses. Several recent mid-rise structures have been completed, and other major projects are under construction, including 2200 Westlake and Cosmopolitan.

South Lake Union. This is the northern portion of the LID. It is a neighborhood in transition characterized by some of Seattle's oldest housing, light manufacturing uses developed from the early 20th century through the 1980s, water-dependent uses, and emerging biotech, high tech, and higher density residential uses. Recently designated as an Urban Center, the City's goal is to create a "great urban neighborhood" in South Lake Union. The close-in location is anchored by Fred Hutchinson Cancer Research Center and Zymogenetics in the north, and Vulcan Real Estate's assemblage of over 60 acres of properties throughout the neighborhood for commercial/ residential development. Over 15 million square feet of commercial and residential development is projected by 2020, with up to 39,000 new jobs. Recent zoning changes will support biotech and higher density residential development. In addition to the subject LID project, a major redevelopment of South Lake Union Park is proposed, as well as a possible revamping of Mercer.

— **Zoning and Other Development Conditions**

There are a number of City of Seattle zoning districts in the LID area. The zoning classifications are briefly summarized below (from various City data) and identified in the *LID Property Summary*. More detail is available from City of Seattle's Department of Planning and Development. While we are aware of proposed zoning changes for much of the subject LID area south of Denny Way, in the downtown core area, the outcome is unknown at this point. We considered it speculative to rely on any of the proposed alternatives. For purposes of our analysis, we have relied on the existing zoning, which, to our understanding, complies with the Comprehensive Plan designations.

A number of the properties are also affected by shoreline overlays, pedestrian classifications, view corridors, and other development conditions.

Commercial 1 – C1/65’. The C1 designation is intended for auto-oriented, primarily retail-service commercial businesses (retail, office and business support services) serving surrounding neighborhoods and the greater community. The C1 zone in the LID has a 65-foot height restriction, with allowable FAR ranging from 4.5 to 6.0 depending on use.

Commercial 2 – C2/40’, 65’ and 85’. The C2 designation varies slightly from C1 in that it is primarily a non-retail commercial area, which provides a wide range of commercial activities servicing citywide functions. In the LID, height restrictions range from 65 to 85 feet, with allowable FAR ranging from 4.5 to 6.0 depending on use.

Downtown Mixed Commercial – DMC-125’, 160’ and 240’. This area is for “lower-scale” office, retail and commercial uses supporting the DOC areas, along with housing and related services. High-impact uses and dedicated parking garages are prohibited. Basic height restrictions range from 125 to 240 feet, with base commercial FAR of 5.0, up to a maximum of 7.0 FAR.

Downtown Mixed Residential/Commercial - DMR/C-240’/125’. This zone applies to downtown areas where high-density housing is encouraged, along with limited commercial uses to allow for some employment growth. The height restriction in this zone is 240 feet for residential and 125 feet for nonresidential uses, with an allowable base FAR of 2.0.

Downtown Mixed Residential/Residential - DMR/R-125’/65’. This zone applies to downtown areas where primarily high-density housing is encouraged, with very limited commercial uses. The height restriction in this zone is 125 feet for residential and 65 feet for nonresidential uses, with an allowable base FAR of 1.0.

Downtown Office Core 2 – DOC2/300’. This zone is intended to accommodate significant office densities, and provide a transition between the DOC1 zone and less dense areas. Virtually all uses are permitted in this zone, except heavy industrial, drive-in businesses (except gas stations in parking garages), outdoor storage and salvage or recycling uses. Office uses, however, are a primary emphasis, along with other commercial uses, retail shopping and services to support the DOC1 area. The LID DOC2 zone has a 300-foot basic height restriction, with a base commercial FAR of 5.0, up to a maximum of 10.0 FAR.

Downtown Retail Core – DRC85’-150’. This designation allows for all uses except those exemptions also listed under the DOC and DMC, but with significant retail requirements. In the LID, this designation contains an 85- to 150-foot height restrictions, with a base FAR of 3.0.

Industrial Commercial – IC/45’, 65’ and 85’. The IC designation is intended to promote mixed industrial and commercial activities, including light manufacturing and research and development. This designation has height restrictions from 45 to 65 feet and a maximum FAR from 2.5 to 3.0.

General Industrial I - IG1 U/45’. The purpose of the IG1 zone is to protect marine and rail-related industrial areas from an inappropriate level of unrelated retail and commercial uses by limiting these uses to a density or size limit lower than that allowed for industrial uses. No maximum height limit, except for retail, office, and other uses limited to 45 feet in this area; allowable FAR is 1.0.

Seattle Mixed – SM 40', 75', 85', 65' and 125'. The SM zone permits a wide range of uses and promotes density to encourage a mixed-use neighborhood. Building height restrictions in this zone range from 40 to 125 feet, with a wide range of allowable FAR depending on use and height restrictions.

Seattle Mixed/R – SM/R. The SM/R zone is an area within the SM zone, identified for the purpose of encouraging an area primarily residential in character. Nonresidential uses are to be of modest scale or neighborhood-serving in character. Building height restrictions in this zone range from 55 to 75 feet, except for areas along Denny Way, where heights of 125 feet can be obtained.

SPECIAL BENEFITS ANALYSIS

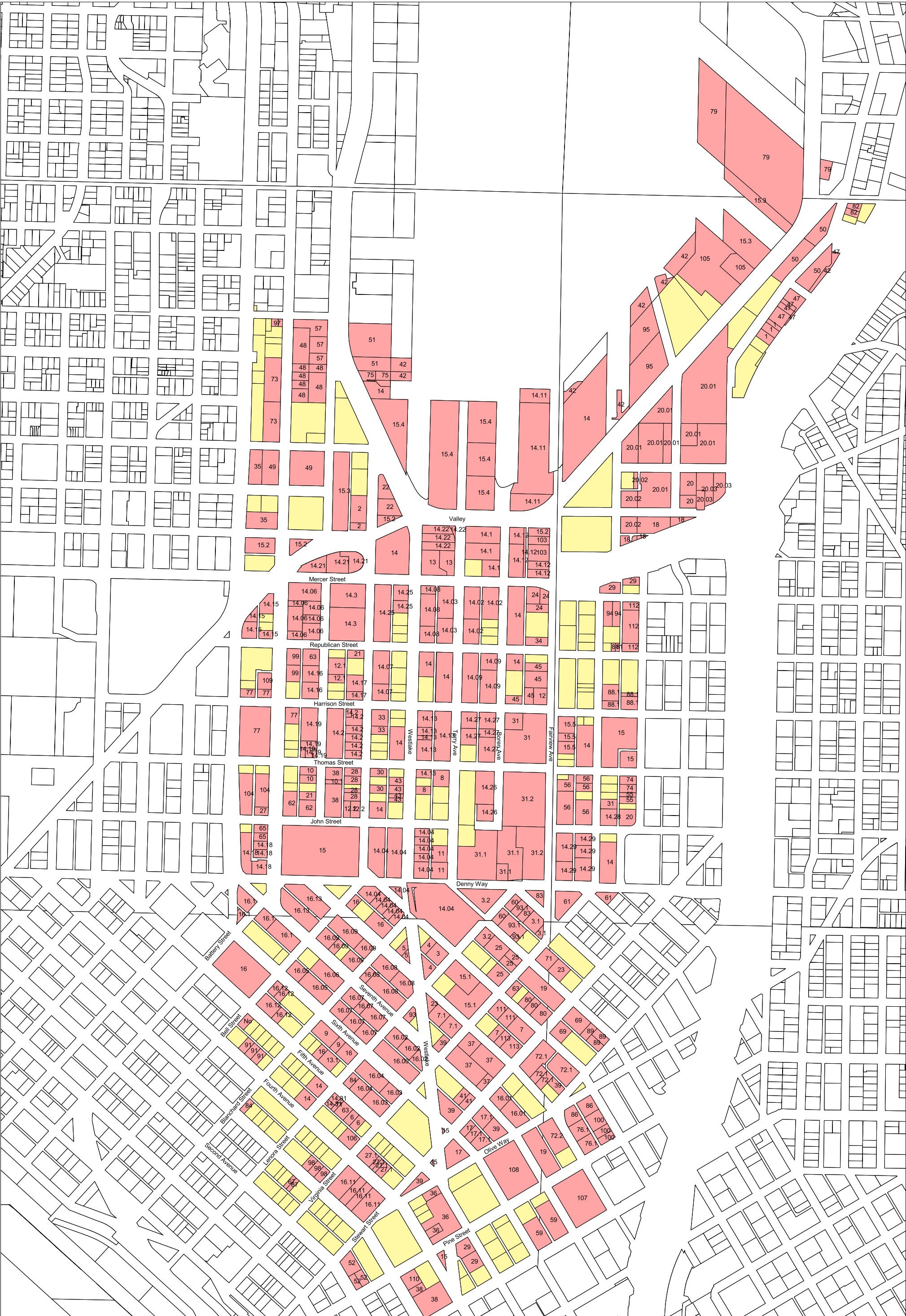
For the subject properties, special benefits equal the difference between the fair market value of the properties in the “before” condition (“without” the improvements) and the “after” condition (“with” the improvements). Many factors lead to this change in value, including accessibility and exposure, development timing and potential, decreased development costs, increased rents, reduced operating expenses, and demand for property. An LID allows property owners to utilize the public process, including participation by other owners, public financing and repayment over time, for construction of major improvements rather than having to make the improvements themselves.

The following are the primary factors considered in determining the “before” and “after” values of the properties, and resulting special benefits, if any, that will accrue to each property.

1. Physical inspection of the sites and existing improvements (exterior inspections) for all properties included in the study. General inspection of the surrounding properties and neighborhood.
2. Analysis of market values “before” and “after” in the subject neighborhood or comparable areas for all parcels. Analysis included land sales, improved sales, and rent studies of properties with characteristics similar to each LID parcel.
3. Consideration of the location, access, transportation improvements, utilities, zoning, physical characteristics, and development potential of each parcel before completion of the LID.
4. Consideration of the location, access, transportation improvements, utilities, zoning, physical characteristics, and development potential of each parcel after completion of the LID.
5. An analysis was made of the highest and best use of each property. Based on “before” and “after” sales and other factors, including trends in other streetcar locations in North America, the probable value change of each parcel as a result of the completion of the LID project was determined. Individual variations in special benefits occur due to differences in physical, locational, and other characteristics.

The primary approach to value used in the valuation process, “before” and “after” the project improvements, was the Sales Comparison and Income Approaches. Our analysis also considered the development potential of each parcel based on current zoning, Comprehensive Plan designations, or individual property proposals. Our

Larger Parcel Analysis



valuation, supported by our highest and best use analysis, is within the bounds of the legal principle discussed in *Doolittle vs. Everett*:

“The future use to which property may reasonably be adapted within a reasonably foreseeable time may be considered in valuing the benefits arising from a local improvement, but the theoretically highest and best use must meet the standard of reasonableness under the circumstances.”⁹

A summary of special assumptions is contained in the following *Valuation* section of this report.

— ***Large Parcel Analysis***

We acknowledge that a number of parcels in the LID boundary are owned in combination with others under one ownership. Our analysis of these parcels, either individually or as a “large parcel,” was conducted within another legal principle discussed in *Doolittle*:

“The larger parcel test may be used to verify the existence of a single tract or unit of property for measuring the benefits flowing from a local improvement. When the three elements of the test: unity of ownership, unity of use, and the contiguousness of the components of the unit, have been demonstrated, several parcels may be considered as a single tract.”¹⁰

A list of the properties which met the test of “large parcel,” as described in the *Doolittle* case, due to unity of ownership and use (existing or proposed) and the contiguous nature of the parcels, is contained in our files. A map in this report identifies the larger parcels.

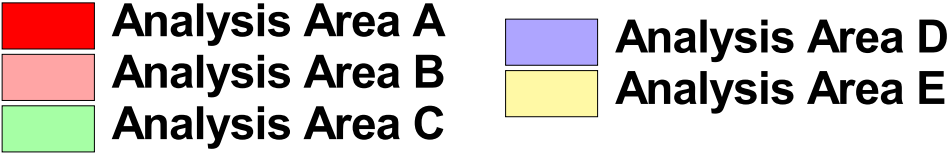
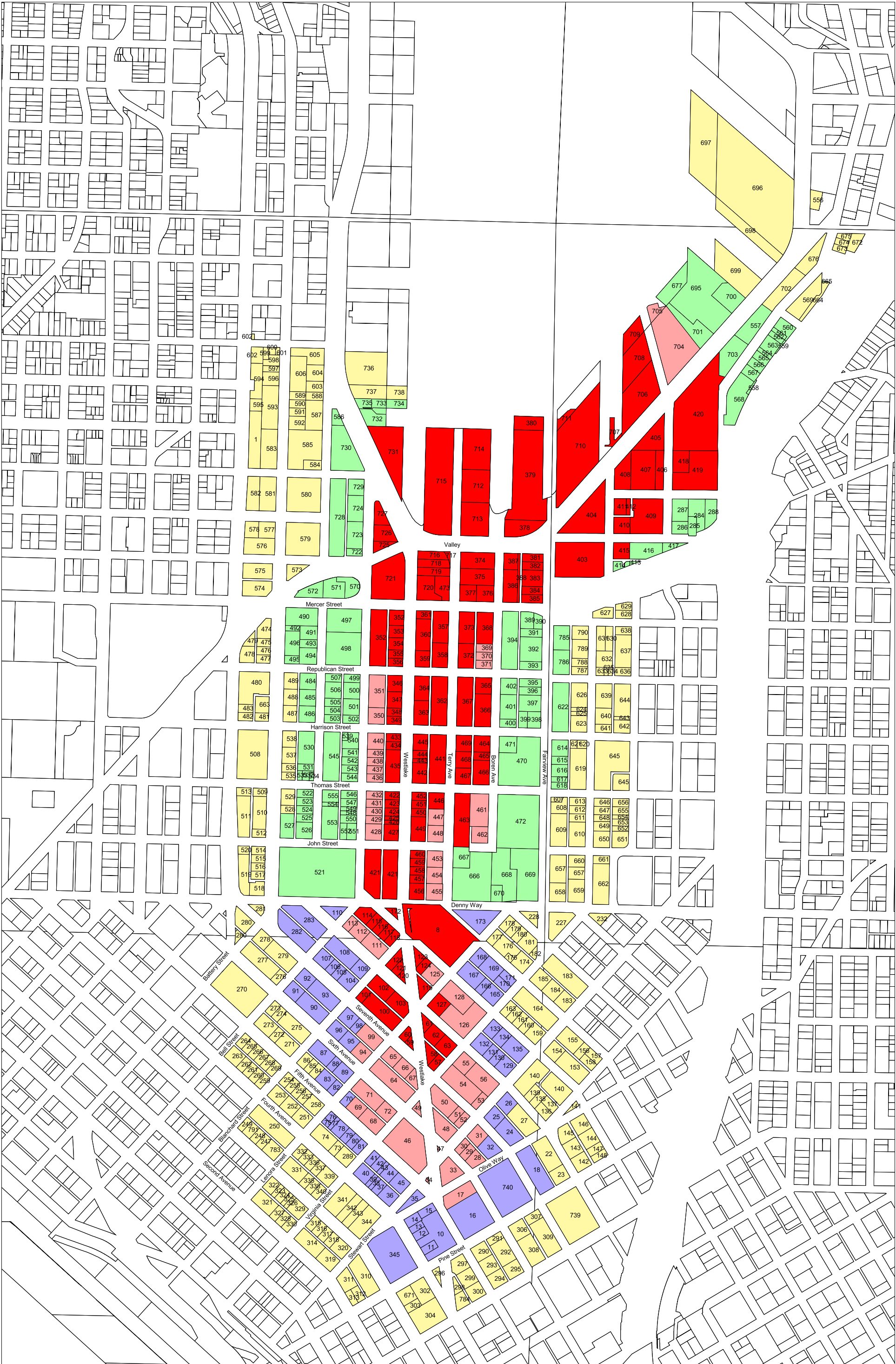
— ***Highest and Best Use Analysis***

Because of the improved characteristics of a number of the parcels, we made an analysis of the underlying land values “before” and “after” the streetcar improvements and compared these to the whole property values. Some of the properties were determined to be underdeveloped, with the improvements considered an interim use. The highest and best use of these LID parcels is “as if vacant.”

⁹114 Wn. 2d 88, 786 p. 2d 253 (1990) p. 89.

¹⁰Op. cit., p. 88.

Analysis Areas



For other properties due to their significant improvements, the highest and best use is “as improved,” within a reasonably foreseeable time. We considered the “before” and “after” factors for these properties “as improved,” such as changes in neighborhood characteristics, market rents, vacancy, and other economic factors. We note that due to certain property uses, historical status, proximity to streetcar, and other factors, a number of the parcels were found to be unaffected by the LID project in the “before” and “after” analysis, and accordingly, no special benefits accrue to these properties.

— *Valuation*

In our opinion, the subject project will impact property values due to enhancement of the area transportation network, connection with regional transit systems, improved neighborhood economics and livability, and increased property exposure and demand. The streetcar will serve to mitigate auto traffic and congestion, reduce transportation costs to area employers and residents, and promote development to align along the project. For many of the properties, these factors will, in turn, permit development of properties to more intensive uses and will make the properties more attractive in the marketplace compared to properties with relatively inferior characteristics. The enhancement to property values is based in some part upon the premise that for many of the properties in the LID area, the subject project or suitable alternative transportation improvements would be a prerequisite for development of all the properties to their highest and best uses.

Ultimately, the increases in property values, or special benefits, were mainly due to proximity to the streetcar and property types.

Proximity. Based on our research and judgment, our analysis classified each of the LID properties into one of five “Analysis Areas” in both the “before” and “after” conditions, reflecting influence of the streetcar due to proximity. These areas are listed below in descending levels of influence and are reflected in a map in this report:

- Area A: Frontage on Streetcar project, north of CBD core.
- Area B: One block from Streetcar or with frontage near south terminus.
- Area C: Two to three blocks from Streetcar, north of Denny Way.

- Area D: Two to three blocks from Streetcar, south of Denny Way.
- Area E: About four or five blocks from Streetcar

Those properties in Area E reflect the least special benefits, since their distance from the project results in the lowest enhancement in the “after” condition due to the project improvements. Alternatively, the greatest special benefits are exhibited by those properties in Areas A and B, with significantly enhanced transportation and exposure resulting from the project improvements in the “after” condition. We note the Free Bus Zone affected some of the properties, which was an offsetting influence.

Property Types. A second major consideration in the analysis was each property’s type of use. As a result of the highest and best use analysis, the properties were classified into major groups as follows:

- Land or Vacant/ Interim Uses
- Apartments
- Condominiums
- Hotels
- Retail
- Industrial
- Office
- Other

Our analysis supports that Land/ Interim Use properties incur the greatest special benefits, as a percentage of total value. This relates directly to the streetcar improvements influencing alignment of development along the project and ability to design product responsive to the transportation system. The next highest level of special benefits accrues to properties with highest and best use as apartments, condominiums, hotels, and retail uses. This is influenced by tenancies, neighborhood uses and demands, and costs of alternative transportation. Industrial, office, and other properties generally reflect the lowest special benefits due to jobs and demand factors, transportation, locations, and other.

— *Special Assumptions and Comments*

Because of the sensitive areas (e.g. submerged lands, slopes, contamination) on undeveloped land and developed projects, we are required to make assumptions regarding usable site areas. The special benefits in this report are based on our calculations obtained from City and/or records, maps, sale confirmations, and/or County Assessor's records.

Additional assumptions of this report include: 1) total land areas from the Assessor's records or provided by the project engineers are accurate; 2) building information, including age, gross and net building areas, site coverage and other factors, from Assessor's records are accurate; and 3) special properties or conditions such as major easements, deed restrictions, landmark status, low-income, etc. provided by City are accurate. This report does not address responsibility for assessments as a result of legal status, other contracts, or present use classification of property.

— *Property - Specific Benefit Analysis*

Land/ Interim Use Properties. The majority of the LID properties are analyzed with a highest and best use "as if vacant." These properties are either vacant or under-improved (interim uses), with contribution of building improvements below land value.

The analysis of this property type was based upon a review of comparable land sales in the LID boundary and comparable locations in Seattle. Those sales are relied upon to support the "before" and "after" values for the various parcels. Comparison of the "before" and "after" values yields a conclusion of special benefits for each property. As part of our overall study, we carefully analyzed other sales during the same time periods in surrounding neighborhoods in the Seattle area. Details of comparable land sales used in this analysis are included in our files.

Included in this section is a summary of base land values relating to the various zoning classifications in the LID area. For each property, we subsequently considered adjustments to these "base" land values for arterial frontage, size, shape, utility, development conditions and other factors to conclude a final "before" land value for each property.

Summary of Base Land Values

Zoning	Range
C1, C2	\$95.00 to \$120.00
DMC, DMR/C, DMR/R	\$150.00 to \$200.00
DOC2, DRC	\$310.00 to \$325.00
IC, IG	\$90.00 to \$100.00
SM, SM/R	\$100.00 to \$130.00

In the “after” condition, value changes resulted primarily due to proximity to the project, as reflected in the Analysis Areas. Our analysis supports value increases for land/ interim use properties, as a result of the project, in the range of more than zero to 10%+. Area A reflects the highest percentage changes in values and Area E the lowest.

Apartment, Condominium, Hotel and Retail Properties. A number of properties in the LID are analyzed with a highest and best use for urban residential, hotel and retail uses. The values in the “before” and “after” conditions are greater than land value for these types of properties improved to their highest and best uses, including the contribution of the building and site improvements.

For analysis of the contributory values of the property improvements in the “before” and “after” conditions, we reviewed current construction costs, current rents, and improved property sales to support our conclusions. Vacancy rates, property expenses, and market yield rates were also part of the analysis. Using mass valuation techniques, the example of how apartment properties were initially valued in the “before” condition is reflected below, however, each property was then scrutinized individually to conclude a final “before” value.

Summary of Base Factors for Apartments

Year Built	\$/Unit/ Mo. Avg.	\$/Unit/ Yr. Avg.	Vacancy	Exp.	Cap. Rate
<= 1945	\$700	\$8,400	7.0%	\$3,500	6.5%
1946-1964					
1965-1974					
1975-1984					
1985-1993	\$1,150	\$13,800	6.0%	\$4,400	6.5%
1994+	\$1,300	\$15,600	7.0%	\$4,400	6.5%

Similar market analysis was applied to the retail property types.

Summary of Base Factors for Retail

Year Built	\$/Year/ NNN	Vacancy	Exp.	Cap. Rate
<= 1959	\$15.00	5%	5%	9.0%
1960-1974	\$15.00	5%	5%	9.0%
1975-1989	\$17.00	5%	5%	9.0%
1990-1999	\$22.00	5%	5%	8.5%
2000+	\$25.00	5%	5%	8.5%

Condominium and Hotel properties were analyzed on the basis of \$ per unit and \$ per room, respectively.

The value differences between the “before” and “after” values, as a percentage of the total value, were less than those reflected by the land analysis above, ranging in increase from zero to about 5% of total building value compared to the “before” condition. The high end of the range was again attributable to properties adjacent to the new project. Details of the appraisers’ analysis are retained in our files.

Office, Industrial Properties. A number of properties in the LID are analyzed with a highest and best use for office, with a limited number of industrial properties at highest and best use. Similar to the residential and retail types, the values in the “before” and “after” conditions are greater than land value.

We reviewed relevant costs, rents, sales, vacancy, and expenses factors to support our conclusions. Using mass valuation techniques, the example of how office properties were initially valued in the “before” condition is reflected below, but individual analysis and adjustments, if any, then followed for each property.

Summary of Base Factors for Office

Year Built	\$/Year/ NNN	Vacancy	Exp.	Cap. Rate
<= 1959	\$12.50	5%	5%	9.5%
1960-1974	\$14.00	5%	5%	9.5%
1975-1989	\$17.00	5%	5%	9.0%
1990-1999	\$19.00	5%	5%	8.5%
2000+	\$22.00	5%	5%	8.5%

Similar market analysis was applied to the industrial types.

Summary of Base Factors for Industrial

Year Built	\$/Year/ NNN	Vacancy	Exp.	Cap. Rate
<= 1959	\$8.00	5%	5%	9.5%
1960-1974	\$8.00	5%	5%	9.5%
1975-1989	\$10.00	5%	5%	9.0%
1990-1999	\$12.00	5%	5%	8.5%
2000+	\$12.00	5%	5%	8.5%

The value differences between the “before” and “after” values, as a percentage of the total value, were less than those reflected by the land analysis and residential and retail types above, ranging in increase from in increase zero to about 3% of total building value compared to the “before” condition. The high end of the range was again attributable to properties adjacent to the new project. Details of the appraisers’ analysis are retained in our files.

Other Properties. A few properties in the LID are analyzed as special purpose, including several historical churches and the Cancer Care Alliance. These properties reflect zero special benefits.

— *Conclusions*

The *LID Property Summary* is contained in the Addenda to this report. Based on the City’s engineering estimates for the subject LID, a cost of \$49,000,000 is currently estimated for the project, plus LID costs of approximately \$700,000 for a total project cost of \$49,700,000. The City and other funding sources have

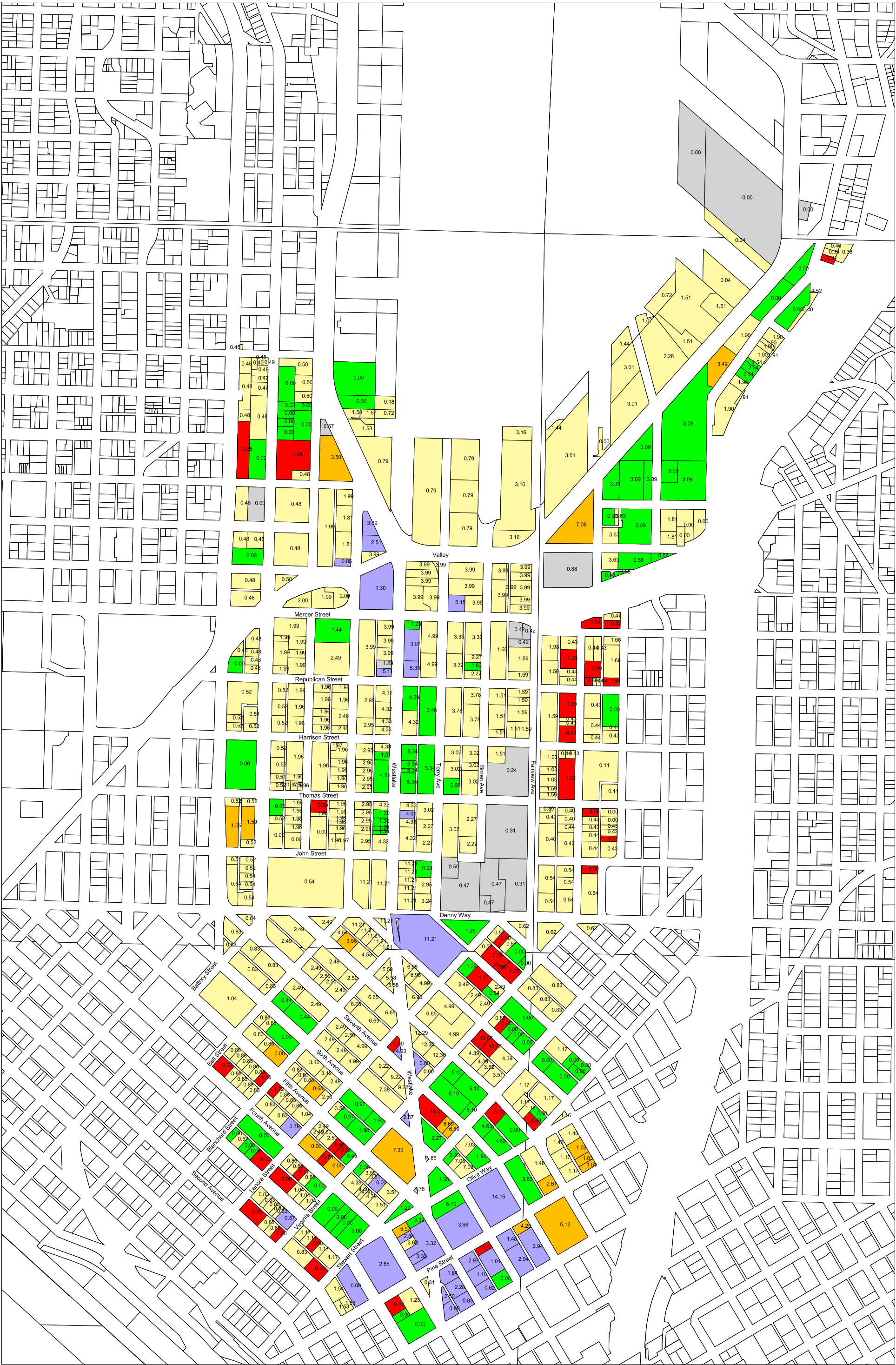
committed to pay approximately 48% of the costs. The LID total assessments of \$26,200,000 will be allocated according to the proportion of each parcel's special benefits to total special benefits; about \$500,000 of the LID assessments are exempt Federal government properties, leaving net LID assessments to property owners of \$25,700,000 (52% of the total project costs). For the final assessments, this is based on 38% of the total special benefits of \$69,358,310. We note the project costs exclude additional improvements being added as "betterments" for Seattle Department of Transportation (efficiencies in pedestrian improvements, paving, and 2-way traffic change for Westlake Avenue) and Seattle Public Utilities (efficiencies in drainage improvements). These additional project costs are being funded by the City departments and other sources.

The final special benefits analysis and recommended assessment roll calculations are shown in the *LID Property Summary*. The "before" values are given for each property, as well as the "after" values. The "before" value is subtracted from the "after" value to determine the special benefits. The special benefits assessments are also provided on a \$ per square foot of land basis for comparative purposes.

Based on our investigation and analysis of all relevant data, it is our opinion the property totals, including analyzed special benefits accruing to the subject properties, as of March 22, 2006, are:

"AFTER" VALUE	\$5,454,566,415
"BEFORE" VALUE	\$5,385,208,105
LID SPECIAL BENEFITS	\$69,358,310

Assessments - \$/sf Land Area



Apt/Condo

Hotel

Industrial

Office

Vacant/Other

Retail



CERTIFICATION OF VALUE

I, the undersigned, do hereby certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report and upon which the opinions herein are based are true and correct
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
- I have no interest, either present or prospective in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the subject property, or to the parties involved.
- My engagement in this assignment was in no way contingent upon developing or reporting predetermined results, nor was it based on a requested minimum valuation, a specific value, or the approval of a loan.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the subject property
- No one provided significant real property appraisal assistance to the person signing this certification, with the exception of the person(s) shown on additional certification(s), if enclosed.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Deborah A. Foreman, Senior Associate

State Cert. #27011-1100302

CERTIFICATION OF VALUE

I, the undersigned, do hereby certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report and upon which the opinions herein are based are true and correct
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
- I have no interest, either present or prospective in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the subject property, or to the parties involved.
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- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Matthew C. Sloan, Associate

State Cert. #1101655

Addenda

	3-29-06	LID Property Summary																		
			South Lake Union Street Car																	
			Final Special Benefits Study																	

	3-29-06	LID Property Summary											
		South Lake Union Street Car											
		Final Special Benefits Study											
				Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
1.01	019550 0010	ALTERRA CONDOMINI	Ingle Craig & Linda	Yes	Condo	\$361,700	\$363,500	\$1,800	\$1,800	0.00%	\$1.46	\$680	\$0.55
1.02	019550 0020	ALTERRA CONDOMINI	Roupinian Edward & Arlene	Yes	Condo	\$285,600	\$287,000	\$1,400	\$1,400	0.00%	\$2.26	\$529	\$0.85
1.03	019550 0030	ALTERRA CONDOMINI	Boyle Kathleen M	Yes	Condo	\$275,100	\$276,500	\$1,400	\$1,400	0.00%	\$2.26	\$529	\$0.85
1.04	019550 0040	ALTERRA CONDOMINI	Gemmill Christopher D,Otake Mi	Yes	Condo	\$172,200	\$173,100	\$900	\$900	0.00%	\$2.30	\$340	\$0.87
1.05	019550 0050	ALTERRA CONDOMINI	Bjornson Eric J	Yes	Condo	\$172,200	\$173,100	\$900	\$900	0.00%	\$2.30	\$340	\$0.87
1.06	019550 0060	ALTERRA CONDOMINI	Makino Tomoko	Yes	Condo	\$296,100	\$297,600	\$1,500	\$1,500	0.00%	\$2.42	\$567	\$0.91
1.07	019550 0070	ALTERRA CONDOMINI	Arends Lynn H	Yes	Condo	\$285,600	\$287,000	\$1,400	\$1,400	0.00%	\$2.26	\$529	\$0.85
1.08	019550 0080	ALTERRA CONDOMINI	Jensen James W & Marilyn E	Yes	Condo	\$175,400	\$176,200	\$800	\$800	0.00%	\$2.04	\$302	\$0.77
1.09	019550 0090	ALTERRA CONDOMINI	Haight Ronald S & Catherine M	Yes	Condo	\$176,400	\$177,300	\$900	\$900	0.00%	\$2.30	\$340	\$0.87
1.10	019550 0100	ALTERRA CONDOMINI	Chikamura Michael Toshio	Yes	Condo	\$306,600	\$308,100	\$1,500	\$1,500	0.00%	\$2.42	\$567	\$0.91
1.11	019550 0110	ALTERRA CONDOMINI	Tang Howard C	Yes	Condo	\$296,100	\$297,600	\$1,500	\$1,500	0.00%	\$2.42	\$567	\$0.91
1.12	019550 0120	ALTERRA CONDOMINI	Nabinger Jessica M	Yes	Condo	\$180,600	\$181,500	\$900	\$900	0.00%	\$2.30	\$340	\$0.87
1.13	019550 0130	ALTERRA CONDOMINI	Wilson Jennifer E	Yes	Condo	\$182,700	\$183,600	\$900	\$900	0.00%	\$2.30	\$340	\$0.87
1.14	019550 0140	ALTERRA CONDOMINI	Tobiason Laurey & Patricia	Yes	Condo	\$315,000	\$316,600	\$1,600	\$1,600	0.00%	\$2.58	\$604	\$0.98
1.15	019550 0150	ALTERRA CONDOMINI	Hartman Nathan	Yes	Condo	\$306,600	\$308,100	\$1,500	\$1,500	0.00%	\$2.42	\$567	\$0.91
1.16	019550 0160	ALTERRA CONDOMINI	Oliver Marc	Yes	Condo	\$185,900	\$186,800	\$900	\$900	0.00%	\$2.30	\$340	\$0.87
1.17	019550 0170	ALTERRA CONDOMINI	Polo Percy Sandro	Yes	Condo	\$193,200	\$194,200	\$1,000	\$1,000	0.00%	\$2.56	\$378	\$0.97
1.18	019550 0180	ALTERRA CONDOMINI	McIntyre Lynette A	Yes	Condo	\$341,300	\$343,000	\$1,700	\$1,700	0.00%	\$2.74	\$642	\$1.04
1.19	019550 0190	ALTERRA CONDOMINI	Kobayashi Tadao & Kyoko	Yes	Condo	\$325,500	\$327,100	\$1,600	\$1,600	0.00%	\$2.58	\$604	\$0.98
1.20	019550 0200	ALTERRA CONDOMINI	Greenlee Theodore K Jr & Sandr	Yes	Condo	\$201,600	\$202,600	\$1,000	\$1,000	0.00%	\$2.56	\$378	\$0.97
1.21	019550 0210	ALTERRA CONDOMINI	Peters Heather A	Yes	Condo	\$202,700	\$203,700	\$1,000	\$1,000	0.00%	\$2.56	\$378	\$0.97
1.22	019550 0220	ALTERRA CONDOMINI	Bernard Kirk B	Yes	Condo	\$721,500	\$721,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
1.23	019550 0230	ALTERRA CONDOMINI	Kwiatkoski Fred L & Toni A	Yes	Condo	\$354,900	\$356,700	\$1,800	\$1,800	0.00%	\$2.37	\$680	\$0.90
1.24	019550 0240	ALTERRA CONDOMINI	Martin Brian R	Yes	Condo	\$262,500	\$263,800	\$1,300	\$1,300	0.00%	\$2.38	\$491	\$0.90
1.25	019550 0250	ALTERRA CONDOMINI	Keeling Robert C & Kimberly H;	Yes	Condo	\$275,100	\$276,500	\$1,400	\$1,400	0.00%	\$2.34	\$529	\$0.88
1.26	019550 0260	ALTERRA CONDOMINI	Richardson Justin G	Yes	Condo	\$275,100	\$276,500	\$1,400	\$1,400	0.00%	\$2.39	\$529	\$0.90
1.27	019550 0270	ALTERRA CONDOMINI	Johnson Michael A & Alissa J	Yes	Condo	\$265,700	\$267,000	\$1,300	\$1,300	0.00%	\$2.23	\$491	\$0.84
1.28	019550 0280	ALTERRA CONDOMINI	Everett Erin M	Yes	Condo	\$265,700	\$267,000	\$1,300	\$1,300	0.00%	\$2.22	\$491	\$0.84
1.29	019550 0290	ALTERRA CONDOMINI	Lee Jacon C	Yes	Condo	\$328,700	\$330,300	\$1,600	\$1,600	0.00%	\$2.26	\$604	\$0.85
1.30	019550 0300	ALTERRA CONDOMINI	Balduenza Jordan M	Yes	Condo	\$198,500	\$199,400	\$900	\$900	0.00%	\$2.01	\$340	\$0.76
1.31	019550 0310	ALTERRA CONDOMINI	Smith Tim	Yes	Condo	\$368,600	\$370,400	\$1,800	\$1,800	0.00%	\$2.37	\$680	\$0.90
1.32	019550 0320	ALTERRA CONDOMINI	Erickson Ryan	Yes	Condo	\$276,200	\$277,500	\$1,300	\$1,300	0.00%	\$2.38	\$491	\$0.90
1.33	019550 0330	ALTERRA CONDOMINI	Bond Michael D	Yes	Condo	\$281,400	\$282,800	\$1,400	\$1,400	0.00%	\$2.34	\$529	\$0.88
1.34	019550 0340	ALTERRA CONDOMINI	Williams Gregory M	Yes	Condo	\$289,800	\$291,200	\$1,400	\$1,400	0.00%	\$2.39	\$529	\$0.90
1.35	019550 0350	ALTERRA CONDOMINI	Thomas David	Yes	Condo	\$281,400	\$282,800	\$1,400	\$1,400	0.00%	\$2.40	\$529	\$0.91
1.36	019550 0360	ALTERRA CONDOMINI	Benezra Jeffrey E	Yes	Condo	\$281,400	\$282,800	\$1,400	\$1,400	0.00%	\$2.39	\$529	\$0.90
1.37	019550 0370	ALTERRA CONDOMINI	Dawson Martha J	Yes	Condo	\$342,300	\$344,000	\$1,700	\$1,700	0.00%	\$2.40	\$642	\$0.91
1.38	019550 0380	ALTERRA CONDOMINI	Nichols Curtis J	Yes	Condo	\$199,500	\$200,500	\$1,000	\$1,000	0.00%	\$2.23	\$378	\$0.84
1.39	019550 0390	ALTERRA CONDOMINI	Wasley Patricia A;Lear Richard	Yes	Condo	\$379,100	\$380,900	\$1,800	\$1,800	0.00%	\$2.37	\$680	\$0.90
1.40	019550 0400	ALTERRA CONDOMINI	Hipshman Helen	Yes	Condo	\$290,900	\$292,300	\$1,400	\$1,400	0.00%	\$2.56	\$529	\$0.97
1.41	019550 0410	ALTERRA CONDOMINI	Wong Sara	Yes	Condo	\$295,100	\$296,500	\$1,400	\$1,400	0.00%	\$2.34	\$529	\$0.88
1.42	019550 0420	ALTERRA CONDOMINI	Hesse Britt;	Yes	Condo	\$304,500	\$306,000	\$1,500	\$1,500	0.00%	\$2.56	\$567	\$0.97
1.43	019550 0430	ALTERRA CONDOMINI	Taylor Sylvia A	Yes	Condo	\$290,900	\$292,300	\$1,400	\$1,400	0.00%	\$2.40	\$529	\$0.91
1.44	019550 0440	ALTERRA CONDOMINI	Hofman Gordon R	Yes	Condo	\$295,100	\$296,500	\$1,400	\$1,400	0.00%	\$2.39	\$529	\$0.90
1.45	019550 0450	ALTERRA CONDOMINI	Hathaway Charles H & Suzanne I	Yes	Condo	\$357,000	\$358,800	\$1,800	\$1,800	0.00%	\$2.54	\$680	\$0.96
1.46	019550 0460	ALTERRA CONDOMINI	Jamilosa Kenneth M;Wherritt Ro	Yes	Condo	\$210,000	\$211,100	\$1,100	\$1,100	0.00%	\$2.45	\$416	\$0.93

	3-29-06	LID Property Summary														
		South Lake Union Street Car														
		Final Special Benefits Study														
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Owner Name (Last, First) Preliminary Roll	Street Address	Larger Parcel	LP Confirm	Analysis Zoning	Current Use	Total Lot Size	Unusable Areas	Net Usable	Year Built	Gross Bldg SF	Net Bldg SF	BCA Zone
1.47	019550 0470	ALTERRA CONDOMINI	Johnstone James	Johnstone James T	1000 Aurora Ave N #S501			SM-65	Condo	760	0	760	1999	1,479	1,479	E
1.48	019550 0480	ALTERRA CONDOMINI	Cho Steve H & Jenny L	Cho Steve H & Jenny L	1000 Aurora Ave N #S502			SM-65	Condo	546	0	546	1999	1,063	1,063	E
1.49	019550 0490	ALTERRA CONDOMINI	Bacon Walter	Bacon Walter	1000 Aurora Ave N #S503			SM-65	Condo	598	0	598	1999	1,165	1,165	E
1.50	019550 0500	ALTERRA CONDOMINI	Campbell Carl F	Campbell Carl F	1000 Aurora Ave N #S504			SM-65	Condo	585	0	585	1999	1,139	1,139	E
1.51	019550 0510	ALTERRA CONDOMINI	Meldahl Todd	Meldahl Todd	1000 Aurora Ave N #S505			SM-65	Condo	584	0	584	1999	1,137	1,137	E
1.52	019550 0520	ALTERRA CONDOMINI	Covone Victor M & Sandra E	Covone Victor M	1000 Aurora Ave N #S506			SM-65	Condo	585	0	585	1999	1,140	1,140	E
1.53	019550 0530	ALTERRA CONDOMINI	Sigmund Jonathan F	Moore Karl A	1000 Aurora Ave N #S507			SM-65	Condo	708	0	708	1999	1,378	1,378	E
1.54	019550 0540	ALTERRA CONDOMINI	Stinson James S Jr & Sharon B	Stinson Jr. James S & Sharon B	1000 Aurora Ave N #S508			SM-65	Condo	448	0	448	1999	873	873	E
1.55	019550 0550	ALTERRA CONDOMINI	Anderson Terry W	Anderson Terry W	1000 Aurora Ave N #S601			SM-65	Condo	760	0	760	1999	1,479	1,479	E
1.56	019550 0560	ALTERRA CONDOMINI	Davis Donald K	Bell David M	1000 Aurora Ave N #S602			SM-65	Condo	546	0	546	1999	1,063	1,063	E
1.57	019550 0570	ALTERRA CONDOMINI	Cassidy G S	Cassidy G S	1000 Aurora Ave N #S603			SM-65	Condo	598	0	598	1999	1,165	1,165	E
1.58	019550 0580	ALTERRA CONDOMINI	Katter Debra A	Katter Debra A	1000 Aurora Ave N #S604			SM-65	Condo	585	0	585	1999	1,139	1,139	E
1.59	019550 0590	ALTERRA CONDOMINI	Dickinson Kathleen E	Dickinson Kathleen E	1000 Aurora Ave N #S605			SM-65	Condo	584	0	584	1999	1,137	1,137	E
1.60	019550 0600	ALTERRA CONDOMINI	Makino Tomoko & Motohiko	Makino Tomoko & Motohiko	1000 Aurora Ave N #S606			SM-65	Condo	585	0	585	1999	1,140	1,140	E
1.61	019550 0610	ALTERRA CONDOMINI	Baker Kristina E	Baker Kristina E	1000 Aurora Ave N #S607			SM-65	Condo	708	0	708	1999	1,378	1,378	E
1.62	019550 0620	ALTERRA CONDOMINI	Platt Heather L	Platt Heather L	1000 Aurora Ave N #S608			SM-65	Condo	449	0	449	1999	875	875	E
7	022800 0005	SURFACE PARKING LO	URBAN VENTURE LLC	URBAN VENTURE LLC	2100 9th Ave	14.04	Yes - I	DMC-160	Condo	23,036	0	23,036	2006	569,125	272,000	A
8	022800 0010	VACANT LOT	URBAN VENTURE LLC	URBAN VENTURE LLC	2121 Terry Ave	14.04	Yes - I	DMC-160	Retail	56,005	0	56,005	2006	44,700	44,700	A
9	022800 0020	VACANT BLDG.	URBAN VENTURE LLC	URBAN VENTURE LLC	2200 Westlake A	14.04	Yes - I	DMC-160	Hotel	33,300	0	33,300	2006	101,000	101,000	A
10	065900 0005	WEST LAKE MALL RET	WESTLAKE CENTER ASSOC	THE ROUSE COMPANY	400 Pine St	36	Yes - I	DRC 85-150	Retail	51,492	0	51,492	1989	111,077	111,077	D
11	065900 0010	WEST LAKE MALL SIT	WESTLAKE CENTER ASSOC	THE ROUSE COMPANY		36	Yes - I	DRC 85-150	Retail	6,960	0	6,960	0	0	0	D
12	065900 0020	WELLS FARGO BANK	FIRST INTER BNK-KIRKLAND	FIRST INTER BNK-KIRKLAND	1618 4th Ave			DRC 85-150	Retail	6,480	0	6,480	1964	16,500	13,000	D
13	065900 0025	SHERMAN CLAY	1324 4TH AVE ASSOCIATES LP	1324 4TH AVE ASSOCIATES LP	1624 4th Ave			DRC 85-150	Retail	5,400	0	5,400	1926	27,000	27,000	D
14	065900 0030	MAYFLOWER PARK HO	MAYFLOWER PARK HOTEL	MAYFLOWER PARK HOTEL	405 Olive Way			DRC 85-150	Hotel	8,120	0	8,120	1927	88,434	88,434	D
15	065900 0040	WEST LAKE TOWER OF	WESTLAKE CENTER ASSOC	THE ROUSE COMPANY	400 Pine St	36	Yes - I	DRC 85-150	Office	7,680	0	7,680	1989	369,996	335,850	D
16	065900 0070	NORDSTROM DOWNTIC	NORDSTROM INC	NORDSTROM INC	500 Pine St			DRC 85-150	Retail	64,768	0	64,768	1925	690,025	590,541	D
17	065900 0085	MEDICAL DENTAL BUI	GRE MEDICAL DENTAL BLDG	GOODMAN REAL ESTATE (HAR	505 Olive Way			DRC 85-150	Office	24,820	0	24,820	1925	372,434	246,350	B
18	065900 0165	BELL PLAZA	QWEST COMMUNICATIONS	QWEST COMMUNICATIONS	1600 7th Ave	19	No	DOC2-300	Office	42,360	0	42,360	1976	791,396	531,771	D
19	065900 0195	8TH & OLIVE BLDG PR	HEDREEN HOTEL TWO LLC	Hedreen Richard C & Elizabeth	715 Olive Way	72.2	Yes - V	DOC2-300	Parking	7,200	0	7,200	0	0	0	E
20	065900 0200	8TH & OLIVE BLDG PR	HEDREEN HOTEL TWO LLC	Hedreen Richard C & Elizabeth	1629 8th Ave	72.2	Yes - V	DOC2-300	Parking	7,200	0	7,200	0	0	0	E
21	065900 0205	8TH & OLIVE BLDG PR	HEDREEN HOTEL TWO LLC	Hedreen Richard C & Elizabeth	1621 8th Ave	72.2	Yes - V	DOC2-300	Vacant	7,200	0	7,200	0	0	0	E
22	065900 0210	8TH & OLIVE BLDG PR	HEDREEN HOTEL TWO LLC	Hedreen Richard C & Elizabeth	1615 8th Ave	72.2	Yes - V	DOC2-300	Vacant	7,560	0	7,560	0	0	0	E
23	065900 0220	PARAMOUNT HOTEL	8TH/PINE JOINT VENTURE	8TH & PINE JOINT VENTURE	724 Pine St			DOC2-300	Hotel	13,200	0	13,200	1996	103,566	103,566	E
24	065900 0235	700 OLIVE WAY OFFIC	700 OLIVE LP	700 Olive LP	1700 7th Ave	16.01	Yes - I	DOC2-300	Office	22,050	0	22,050	2000	747,747	372,132	D
25	065900 0255	VACANT LAND	700 OLIVE LP	700 Olive LP	7th And Stewart	16.01	Yes - I	DOC2-300	Office	13,431	0	13,431	0	0	0	D
26	065900 0265	STEWART COURT	EIGHT/STEWART LIMITED PAR	EIGHT & STEWART LIMITED PA	1831 8th Ave			DOC2-300	Apartment	13,447	0	13,447	2002	98,222	98,222	D
27	065900 0305	MARSH & MCLENNAN	WXIII SCV REAL ESTATE LP	WXIII SCV REAL ESTATE LP	720 Olive Way			DOC2-300	Office	27,072	0	27,072	1981	411,450	261,326	E
28	065900 0330	BANK & PARKING GAR	COMPRISE VENTURE L L C	COMPRISE VENTURE L L C	600 Olive Way	17.1	Yes - V	DOC2-300	Office	11,124	0	11,124	1925	89,148	89,148	B
29	065900 0340	PAVED PARKING LOT	COMPRISE VENTURE LLC	COMPRISE VENTURE LLC	1818 6th Ave	17.1	Yes - V	DOC2-300	Office	7,146	0	7,146	0	0	0	B
30	065900 0350	LLOYD BUILDING	COMPRISE VENTURE LLC	COMPRISE VENTURE LLC	601 Stewart St	17	No	DOC2-300	Office	6,355	0	6,355	1926	63,409	45,745	B
31	065900 0355	PARKING LOT	COMPRISE VENTURE LLC	COMPRISE VENTURE LLC	1825 7th Ave	17.1	Yes - V	DOC2-300	Office	13,551	0	13,551	0	0	0	B
32	065900 0365	TOWER BLDG	TOWER BUILDING LLC	TOWER BUILDING LLC	1807 7th Ave	39	No	DOC2-300	Office	15,525	0	15,525	1930	204,790	134,175	D
33	065900 0380	BANK OF AMERICA	COMPRISE VENTURE L L C	COMPRISE VENTURE L L C	500 Olive Way	17	No	DOC2-300	Office	21,600	0	21,600	1955	32,498	32,498	B
34	065900 0381	VACANT	CITY OF SEATTLE PARKS DEPT	CITY OF SEATTLE - PARKS	*no Site Address	15	Yes - V	DOC2-300	City Parks	658	0	658	0	0	0	B
35	065900 0385	TIMES SQUARE BUILD	TIMES SQUARE BUILDING LLC	TIMES SQUARE BUILDING LLC	414 Olive Way	39	No	DOC2-300	Office	10,240	0	10,240	1916	73,399	55,743	D
36	065900 0400	CENTENNIAL BUILDIN	WESTLAKE PARK ASSOCIATES	WESTLAKE PARK ASSOCIATES	410 Stewart St			DOC2-300	Retail	12,960	0	12,960	1925	39,580	39,580	D

	3-29-06	LID Property Summary											
		South Lake Union Street Car											
		Final Special Benefits Study											
				Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
1.47	019550 0470	ALTERRA CONDOMINI	Johnstone James	Yes	Condo	\$392,700	\$394,700	\$2,000	\$2,000	0.00%	\$2.63	\$755	\$0.99
1.48	019550 0480	ALTERRA CONDOMINI	Cho Steve H & Jenny L	Yes	Condo	\$305,600	\$307,100	\$1,500	\$1,500	0.00%	\$2.75	\$567	\$1.04
1.49	019550 0490	ALTERRA CONDOMINI	Bacon Walter	Yes	Condo	\$309,800	\$311,300	\$1,500	\$1,500	0.00%	\$2.51	\$567	\$0.95
1.50	019550 0500	ALTERRA CONDOMINI	Campbell Carl F	Yes	Condo	\$315,000	\$316,600	\$1,600	\$1,600	0.00%	\$2.74	\$604	\$1.03
1.51	019550 0510	ALTERRA CONDOMINI	Meldahl Todd	Yes	Condo	\$309,800	\$311,300	\$1,500	\$1,500	0.00%	\$2.57	\$567	\$0.97
1.52	019550 0520	ALTERRA CONDOMINI	Covone Victor M & Sandra E	Yes	Condo	\$309,800	\$311,300	\$1,500	\$1,500	0.00%	\$2.56	\$567	\$0.97
1.53	019550 0530	ALTERRA CONDOMINI	Sigmund Jonathan F	Yes	Condo	\$371,700	\$373,600	\$1,900	\$1,900	0.00%	\$2.68	\$718	\$1.01
1.54	019550 0540	ALTERRA CONDOMINI	Stinson James S Jr & Sharon B	Yes	Condo	\$218,400	\$219,500	\$1,100	\$1,100	0.00%	\$2.45	\$416	\$0.93
1.55	019550 0550	ALTERRA CONDOMINI	Anderson Terry W	Yes	Condo	\$408,500	\$410,500	\$2,000	\$2,000	0.00%	\$2.63	\$755	\$0.99
1.56	019550 0560	ALTERRA CONDOMINI	Davis Donald K	Yes	Condo	\$315,000	\$316,600	\$1,600	\$1,600	0.00%	\$2.93	\$604	\$1.11
1.57	019550 0570	ALTERRA CONDOMINI	Cassidy G S	Yes	Condo	\$328,700	\$330,300	\$1,600	\$1,600	0.00%	\$2.67	\$604	\$1.01
1.58	019550 0580	ALTERRA CONDOMINI	Katter Debra A	Yes	Condo	\$329,700	\$331,300	\$1,600	\$1,600	0.00%	\$2.74	\$604	\$1.03
1.59	019550 0590	ALTERRA CONDOMINI	Dickinson Kathleen E	Yes	Condo	\$320,300	\$321,900	\$1,600	\$1,600	0.00%	\$2.74	\$604	\$1.04
1.60	019550 0600	ALTERRA CONDOMINI	Makino Tomoko & Motohiko	Yes	Condo	\$320,300	\$321,900	\$1,600	\$1,600	0.00%	\$2.73	\$604	\$1.03
1.61	019550 0610	ALTERRA CONDOMINI	Baker Kristina E	Yes	Condo	\$385,400	\$387,300	\$1,900	\$1,900	0.00%	\$2.68	\$718	\$1.01
1.62	019550 0620	ALTERRA CONDOMINI	Platt Heather L	Yes	Condo	\$233,100	\$234,300	\$1,200	\$1,200	0.00%	\$2.67	\$453	\$1.01
7	022800 0005	SURFACE PARKING LOT	URBAN VENTURE LLC	Yes	Condo	\$221,540,400	\$229,722,700	\$8,182,300	\$683,639	0.99%	\$29.68	\$258,244	\$11.21
8	022800 0010	VACANT LOT	URBAN VENTURE LLC	Yes	Retail	----- w/022800 0005 -----			\$1,662,059	2.40%	\$29.68	\$627,840	\$11.21
9	022800 0020	VACANT BLDG.	URBAN VENTURE LLC	Yes	Hotel	----- w/022800 0005 -----			\$988,243	1.42%	\$29.68	\$373,308	\$11.21
10	065900 0005	WEST LAKE MALL RET	WESTLAKE CENTER ASSOC	Yes	Retail	\$86,737,505	\$87,318,615	\$581,110	\$452,466	0.65%	\$8.79	\$170,918	\$3.32
11	065900 0010	WEST LAKE MALL SITE	WESTLAKE CENTER ASSOC	Yes	Retail	----- w/065900 0005 -----			\$61,158	0.09%	\$8.79	\$23,102	\$3.32
12	065900 0020	WELLS FARGO BANK	FIRST INTER BNK-KIRKLAND	No	Vacant/Int.	\$2,106,000	\$2,169,200	\$63,200	\$63,200	0.09%	\$9.75	\$23,874	\$3.68
13	065900 0025	SHERMAN CLAY	1324 4TH AVE ASSOCIATES LP	Yes	Retail	\$4,061,300	\$4,101,900	\$40,600	\$40,600	0.06%	\$7.52	\$15,337	\$2.84
14	065900 0030	MAYFLOWER PARK HOTEL	MAYFLOWER PARK HOTEL	Yes	Hotel	\$25,650,000	\$25,778,300	\$128,300	\$128,300	0.18%	\$15.80	\$48,465	\$5.97
15	065900 0040	WEST LAKE TOWER OFF	WESTLAKE CENTER ASSOC	Yes	Office	----- w/065900 0005 -----			\$67,485	0.10%	\$8.79	\$25,492	\$3.32
16	065900 0070	NORDSTROM DOWNTOWN	NORDSTROM INC	Yes	Retail	\$83,499,000	\$84,130,500	\$631,500	\$631,500	0.91%	\$9.75	\$238,548	\$3.68
17	065900 0085	MEDICAL DENTAL BUILDING	GRE MEDICAL DENTAL BLDG	Yes	Office	\$37,445,200	\$37,819,700	\$374,500	\$374,500	0.54%	\$15.09	\$141,467	\$5.70
18	065900 0165	BELL PLAZA	QWEST COMMUNICATIONS	Yes	Office	\$85,881,000	\$86,310,400	\$429,400	\$429,400	0.62%	\$10.14	\$162,205	\$3.83
19	065900 0195	8TH & OLIVE BLDG PROJECT	HEDREEN HOTEL TWO LLC	No	Vacant/Int.	\$2,790,000	\$2,817,900	\$27,900	\$27,900	0.04%	\$3.88	\$10,539	\$1.46
20	065900 0200	8TH & OLIVE BLDG PROJECT	HEDREEN HOTEL TWO LLC	No	Vacant/Int.	\$2,790,000	\$2,817,900	\$27,900	\$27,900	0.04%	\$3.88	\$10,539	\$1.46
21	065900 0205	8TH & OLIVE BLDG PROJECT	HEDREEN HOTEL TWO LLC	No	Vacant/Int.	\$2,790,000	\$2,817,900	\$27,900	\$27,900	0.04%	\$3.88	\$10,539	\$1.46
22	065900 0210	8TH & OLIVE BLDG PROJECT	HEDREEN HOTEL TWO LLC	No	Vacant/Int.	\$2,929,500	\$2,958,800	\$29,300	\$29,300	0.04%	\$3.88	\$11,068	\$1.46
23	065900 0220	PARAMOUNT HOTEL	8TH/PINE JOINT VENTURE	Yes	Hotel	\$18,250,000	\$18,341,300	\$91,300	\$91,300	0.13%	\$6.92	\$34,488	\$2.61
24	065900 0235	700 OLIVE WAY OFFICE	700 OLIVE LP	Yes	Office	\$86,925,700	\$87,360,300	\$434,600	\$270,086	0.39%	\$12.25	\$102,025	\$4.63
25	065900 0255	VACANT LAND	700 OLIVE LP	Yes	Office	----- w/065900 0235 -----			\$164,514	0.24%	\$12.25	\$62,145	\$4.63
26	065900 0265	STEWART COURT	EIGHT/STEWART LIMITED PARTNERSHIP	Yes	Apartment	\$10,108,000	\$10,108,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
27	065900 0305	MARSH & MCLENNAN	WXIII SCV REAL ESTATE LP	Yes	Office	\$44,548,800	\$44,548,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
28	065900 0330	BANK & PARKING GARAGE	COMPRISE VENTURE L L C	No	Vacant/Int.	\$3,448,400	\$3,655,300	\$206,900	\$206,900	0.30%	\$18.60	\$78,156	\$7.03
29	065900 0340	PAYED PARKING LOT	COMPRISE VENTURE LLC	No	Vacant/Int.	\$2,215,300	\$2,348,200	\$132,900	\$132,900	0.19%	\$18.60	\$50,203	\$7.03
30	065900 0350	LLOYD BUILDING	COMPRISE VENTURE LLC	Yes	Office	\$5,432,200	\$5,486,500	\$54,300	\$54,300	0.08%	\$8.54	\$20,512	\$3.23
31	065900 0355	PARKING LOT	COMPRISE VENTURE LLC	No	Vacant/Int.	\$4,200,800	\$4,452,900	\$252,100	\$252,100	0.36%	\$18.60	\$95,230	\$7.03
32	065900 0365	TOWER BLDG	TOWER BUILDING LLC	Yes	Office	\$15,933,300	\$16,012,900	\$79,600	\$79,600	0.11%	\$5.13	\$30,069	\$1.94
33	065900 0380	BANK OF AMERICA	COMPRISE VENTURE L L C	Yes	Office	\$7,718,300	\$7,795,500	\$77,200	\$77,200	0.11%	\$3.57	\$29,162	\$1.35
34	065900 0381	VACANT	CITY OF SEATTLE PARKS DEPT	No	Vacant/Int.	\$51,000	\$54,100	\$3,100	\$3,100	0.00%	\$4.71	\$1,171	\$1.78
35	065900 0385	TIMES SQUARE BUILDING	TIMES SQUARE BUILDING LLC	Yes	Office	\$6,619,500	\$6,652,600	\$33,100	\$33,100	0.05%	\$3.23	\$12,503	\$1.22
36	065900 0400	CENTENNIAL BUILDING	WESTLAKE PARK ASSOCIATES	No	Vacant/Int.	\$4,017,600	\$4,138,100	\$120,500	\$120,500	0.17%	\$9.30	\$45,519	\$3.51

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LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
37	065900 0410	ART GALLERY	PB INVESTMENTS LIMITED PA	No	Vacant/Int.	\$2,511,000	\$2,586,300	\$75,300	\$75,300	0.11%	\$11.62	\$28,444	\$4.39
38	065900 0415	RETAIL STORE	PB INVESTMENTS LIMITED PA	No	Vacant/Int.	\$1,255,500	\$1,293,200	\$37,700	\$37,700	0.05%	\$11.64	\$14,241	\$4.40
39	065900 0420	RETAIL	PB INVESTMENTS LIMITED PA	No	Vacant/Int.	\$1,255,500	\$1,293,200	\$37,700	\$37,700	0.05%	\$11.64	\$14,241	\$4.40
40	065900 0425	SURFACE PARKING LO	PB INVESTMENTS LIMITED PA	No	Vacant/Int.	\$5,022,000	\$5,172,700	\$150,700	\$150,700	0.22%	\$11.63	\$56,927	\$4.39
41	065900 0430	ICON GRILL	NONE OF US LLC	Yes	Office	\$2,657,700	\$2,664,400	\$6,700	\$6,700	0.01%	\$1.03	\$2,531	\$0.39
42	065900 0435	SUPERIOR REPROGRA	Seattle Popular Monorail Autho	No	Vacant/Int.	\$2,008,800	\$2,069,100	\$60,300	\$60,300	0.09%	\$9.31	\$22,778	\$3.52
43	065900 0440	RETAIL & OFFICE	Seattle Popular Monorail	No	Vacant/Int.	\$1,004,400	\$1,034,500	\$30,100	\$30,100	0.04%	\$9.29	\$11,370	\$3.51
44	065900 0445	AVIS PARKING GARAG	Gallagher John P.	Yes	Retail	\$3,197,600	\$3,197,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
45	065900 0455	SURFACE PARKING LO	Seattle Popular Monorail Autho	No	Vacant/Int.	\$4,017,600	\$4,138,100	\$120,500	\$120,500	0.17%	\$9.30	\$45,519	\$3.51
46	065900 0475	WESTIN HOTEL	Starwood Hotel & Resorts	Yes	Hotel	\$124,740,000	\$126,143,300	\$1,403,300	\$1,403,300	2.02%	\$19.58	\$530,095	\$7.39
47	065900 0545	CITY PARK AREA	CITY OF SEATTLE PARKS DEPT	No	Vacant/Int.	\$38,200	\$40,500	\$2,300	\$2,300	0.00%	\$4.90	\$869	\$1.85
48	065900 0555	PLAZA 600 BUILDING	PLAZA 600 BUILDING LLC	Yes	Office	\$25,642,500	\$25,770,700	\$128,200	\$128,200	0.18%	\$6.00	\$48,427	\$2.27
49	065900 0600	MCDONALDS	MCDONALDS 046 & 0093	Yes	Retail	\$1,439,000	\$1,471,400	\$32,400	\$32,400	0.05%	\$7.59	\$12,239	\$2.87
50	065900 0610	METROPOLITAN TOWE	WESTLAKE TOWER ASSOCIAT	Yes	Apartment	\$84,069,200	\$85,015,000	\$945,800	\$945,800	1.36%	\$37.89	\$357,275	\$14.31
51	065900 0625	VANCE HOTEL PARKIN	VANCE OF ANGEL LLC	Yes	Hotel	\$10,725,000	\$10,966,300	\$241,300	\$128,722	0.19%	\$17.70	\$48,624	\$6.69
52	065900 0640	WEST COAST VANCE H	VANCE OF ANGEL LLC	Yes	Hotel	----- w/065900 0625 -----			\$112,578	0.16%	\$17.70	\$42,526	\$6.69
53	065900 0645	FEDERAL COURTHOUS	UNITED STATES GEN SVCS AD	Yes	Office	\$122,108,300	\$123,329,300	\$1,221,000	\$91,661	0.13%	\$13.51	\$34,625	\$5.10
54	065900 0650	U.S. COURTHOUSE AN	UNITED STATES GEN SVCS AD	Yes	Office	----- w/065900 0645 -----			\$518,839	0.75%	\$13.51	\$195,990	\$5.10
55	065900 0675	FEDERAL COURTHOUS	UNITED STATES GEN SVCS AD	Yes	Office	----- w/065900 0645 -----			\$207,535	0.30%	\$13.51	\$78,396	\$5.10
56	065900 0685	FEDERAL COURTHOUS	UNITED STATES GEN SVCS AD	Yes	Office	----- w/065900 0645 -----			\$402,965	0.58%	\$13.51	\$152,219	\$5.10
57	065900 0710	JERSEY'S	FARESTART	No	Vacant/Int.	\$2,343,600	\$2,343,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
58	065900 0715	WEST LAKE HOTEL (LC	Archdiocesan Housing Authority	Yes	Retail	\$2,133,600	\$2,133,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
59	065900 0730	FANTASY LTD.	M I C LIMITED	Yes	Retail	\$1,421,400	\$1,464,100	\$42,700	\$42,700	0.06%	\$13.05	\$16,130	\$4.93
60	065900 0740	LARNED APTS	SLT REALTY LIMITED PARTNE	Yes	Apartment	\$2,189,200	\$2,189,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
61	065900 0750	West 8th (SURFACE PAR	Touchstone Westlake Plaza Llc	No	Vacant/Int.	\$2,409,100	\$2,601,800	\$192,700	\$192,700	0.28%	\$32.55	\$72,792	\$12.29
62	065900 0755	West 8th (BIOLIFE PLAS	Lea III Richard	No	Vacant/Int.	\$5,776,800	\$6,239,000	\$462,200	\$462,200	0.67%	\$32.55	\$174,595	\$12.30
63	065900 0770	West 8th (CAPITOL MUS	QUEEN INVESTMENT CO	No	Vacant/Int.	\$5,859,000	\$6,327,700	\$468,700	\$468,700	0.68%	\$32.55	\$177,051	\$12.30
64	065900 0775	SIXTH AVENUE INN	2000 SIXTH AVENUE LLC	No	Vacant/Int.	\$12,655,400	\$13,414,800	\$759,400	\$759,400	1.09%	\$19.53	\$286,862	\$7.38
65	065900 0860	SURFACE PARKING LO	GLOBE INS AGENCY INC	No	Vacant/Int.	\$5,273,100	\$5,589,500	\$316,400	\$316,400	0.46%	\$24.41	\$119,520	\$9.22
66	065900 0870	PARKING LOT	CLISE PROPERTIES INC	No	Vacant/Int.	\$5,273,100	\$5,589,500	\$316,400	\$316,400	0.46%	\$24.41	\$119,520	\$9.22
67	065900 0880	BUDGET RENT-A-CAR	2005 WESTLAKE LLC	No	Vacant/Int.	\$3,008,400	\$3,188,900	\$180,500	\$180,500	0.26%	\$24.41	\$68,184	\$9.22
68	065900 0890	WESTIN BUILDING GA	SIXTH & VIRGINIA PROPERTIE	Yes	Office	\$69,865,400	\$70,028,600	\$163,200	\$97,920	0.14%	\$5.04	\$36,989	\$1.90
69	065900 0905	SIXTH & LENORA PAR	CLISE INC & HAMMER CO	Yes	Office	\$19,996,400	\$20,096,400	\$100,000	\$33,333	0.05%	\$2.57	\$12,592	\$0.97
70	065900 0920	JORDAN BUILDING/PA	Michaelidis Michael	No	Vacant/Int.	\$2,008,800	\$2,069,100	\$60,300	\$60,300	0.09%	\$9.31	\$22,778	\$3.52
71	065900 0930	SIXTH & LENORA BUIL	CLISE INC & HAMMER CO	Yes	Office	----- w/065900 0905 -----			\$66,667	0.10%	\$2.57	\$25,183	\$0.97
72	065900 0950	WESTIN BUILDING	SIXTH & VIRGINIA PROPERTIE	Yes	Office	----- w/065900 0890 -----			\$65,280	0.09%	\$5.04	\$24,659	\$1.90
73	065900 0965	THE VIRGINIAN APTS	Bovela Emil & Marjorie	Yes	Apartment	\$1,733,500	\$1,742,200	\$8,700	\$8,700	0.01%	\$1.34	\$3,286	\$0.51
74	065900 0970	WARWICK HOTEL SEA	Warwick Corp	Yes	Hotel	\$18,320,000	\$18,320,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
75	065900 0985	VACANT LAND	ENTERTAINMENT PROPERTIES	No	Vacant/Int.	\$528,000	\$543,800	\$15,800	\$15,800	0.02%	\$6.58	\$5,968	\$2.49
76	065900 0990	VACANT LAND	ENTERTAINMENT PROPERTIES	No	Vacant/Int.	\$897,600	\$924,500	\$26,900	\$26,900	0.04%	\$6.59	\$10,161	\$2.49
77	065900 0995	NARA	Hansen Kathryn	No	Vacant/Int.	\$712,800	\$734,200	\$21,400	\$21,400	0.03%	\$6.60	\$8,084	\$2.50
78	065900 1000	SURFACE PARKING LO	DIAMOND PARKING INC	No	Vacant/Int.	\$2,138,400	\$2,202,600	\$64,200	\$64,200	0.09%	\$6.60	\$24,251	\$2.50
79	065900 1010	PARKING LOT	INSURANCEWEEK INC	Yes	Apartment	\$3,582,300	\$3,600,200	\$17,900	\$8,950	0.01%	\$1.38	\$3,381	\$0.52
80	065900 1015	SHERIDAN APTS	INSURANCEWEEK INC	Yes	Apartment	----- w/065900 1010 -----			\$8,950	0.01%	\$1.38	\$3,381	\$0.52
81	065900 1020	RETAIL/OFFICE	Griffin John M & Jodie L	Yes	Office	\$3,139,300	\$3,147,100	\$7,800	\$7,800	0.01%	\$1.20	\$2,946	\$0.45
82	066000 0005	RETAIL/OFFICE	2100 FIFTH LLC	No	Vacant/Int.	\$1,425,600	\$1,468,400	\$42,800	\$42,800	0.06%	\$6.60	\$16,168	\$2.50

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LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
83	066000 0010	KING'S INN	Kang Yoon W	Yes	Hotel	\$4,420,000	\$4,442,100	\$22,100	\$22,100	0.03%	\$1.71	\$8,348	\$0.64
84	066000 0020	SURFACE PARKING LO	Clise Richard H	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
85	066000 0025	TOP POT DONUTS	FIFTH AVENUE COMMERCIAL	No	Vacant/Int.	\$1,188,000	\$1,199,900	\$11,900	\$11,900	0.02%	\$2.20	\$4,495	\$0.83
86	066000 0030	FIFTH AVENUE COURT	2132 5TH AVE LLC	No	Vacant/Int.	\$1,663,200	\$1,679,800	\$16,600	\$16,600	0.02%	\$2.20	\$6,271	\$0.83
87	066000 0040	2121 SIXTH (VACANT L	BLANCHARD ASSOCIATES LLC	No	Vacant/Int.	\$5,346,000	\$5,506,400	\$160,400	\$160,400	0.23%	\$8.25	\$60,591	\$3.12
88	066000 0065	2121 SIXTH (VACANT L	BLANCHARD ASSOCIATES LLC	No	Vacant/Int.	\$1,782,000	\$1,835,500	\$53,500	\$53,500	0.08%	\$8.26	\$20,210	\$3.12
89	066000 0070	BOARD OF TAX APPEA	SEAFIRST BANK REIS	No	Vacant/Int.	\$2,851,200	\$2,936,700	\$85,500	\$85,500	0.12%	\$6.60	\$32,297	\$2.49
90	066000 0080	DENNY BLDG	MARINO PROPERTY CO	Yes	Office	\$17,982,100	\$18,027,100	\$45,000	\$30,000	0.04%	\$1.16	\$11,332	\$0.44
91	066000 0110	DENNY BUILDING PAR	MARINO PROPERTY CO	Yes	Office	----- w/066000 0080 -----			\$15,000	0.02%	\$1.16	\$5,666	\$0.44
92	066000 0130	SCHUCK'S AUTO SUPP	Schucks L L C	No	Vacant/Int.	\$2,851,200	\$2,936,700	\$85,500	\$85,500	0.12%	\$6.60	\$32,297	\$2.49
93	066000 0150	DAYS INN TOWN CENT	USE MERGER COMPANY	No	Vacant/Int.	\$5,702,400	\$5,873,500	\$171,100	\$171,100	0.25%	\$6.60	\$64,633	\$2.49
94	066000 0165	SURFACE PARKING LO	2100 SIXTH AVENUE LLC	No	Vacant/Int.	\$2,851,200	\$3,022,300	\$171,100	\$171,100	0.25%	\$13.20	\$64,633	\$4.99
95	066000 0176	PIRANA PRODUCTIONS	2130 SIXTH AVENUE LLC	No	Vacant/Int.	\$2,851,200	\$2,936,700	\$85,500	\$85,500	0.12%	\$6.60	\$32,297	\$2.49
96	066000 0195	ALL NATIONS CHRISTI	2106 SIXTH AVENUE LLC	No	Vacant/Int.	\$2,851,200	\$2,936,700	\$85,500	\$85,500	0.12%	\$6.60	\$32,297	\$2.49
97	066000 0205	SURFACE PARKING LO	Seventh & Blanchard Llc	No	Vacant/Int.	\$2,851,200	\$2,936,700	\$85,500	\$85,500	0.12%	\$6.60	\$32,297	\$2.49
98	066000 0215	SURFACE PARKING LO	LENORA CORPORATION	No	Vacant/Int.	\$1,425,600	\$1,468,400	\$42,800	\$42,800	0.06%	\$6.60	\$16,168	\$2.50
99	066000 0220	SURFACE PARKING LO	Lenora Corp	No	Vacant/Int.	\$4,276,800	\$4,533,400	\$256,600	\$256,600	0.37%	\$13.20	\$96,930	\$4.99
100	066000 0270	TOYOTA	BEEBE REALTY INC	No	Vacant/Int.	\$7,128,000	\$7,698,200	\$570,200	\$570,200	0.82%	\$17.60	\$215,392	\$6.65
101	066000 0275	TOYOTA	CLISE PROPERTIES INC	No	Vacant/Int.	\$1,425,600	\$1,539,600	\$114,000	\$114,000	0.16%	\$17.59	\$43,063	\$6.65
102	066000 0280	TOYOTA	BEEBE REALTY INC	No	Vacant/Int.	\$4,309,600	\$4,654,300	\$344,700	\$344,700	0.50%	\$17.60	\$130,210	\$6.65
103	066000 0320	TOYOTA	BEEBE REALTY	No	Vacant/Int.	\$4,065,200	\$4,390,400	\$325,200	\$325,200	0.47%	\$17.60	\$122,844	\$6.65
104	066000 0325	RETAIL	CLISE PROPERTIES INC	No	Vacant/Int.	\$2,851,200	\$2,936,700	\$85,500	\$85,500	0.12%	\$6.60	\$32,297	\$2.49
105	066000 0335	SURFACE PARKING LO	Mathieu George E T & U	No	Vacant/Int.	\$1,425,600	\$1,468,400	\$42,800	\$42,800	0.06%	\$6.60	\$16,168	\$2.50
106	066000 0340	SURFACE PARKING LO	CLISE PROPERTIES INC	No	Vacant/Int.	\$1,425,600	\$1,468,400	\$42,800	\$42,800	0.06%	\$6.60	\$16,168	\$2.50
107	066000 0345	HURRICANE CAFE	CLISE PROPERTIES INC	No	Vacant/Int.	\$2,851,200	\$2,936,700	\$85,500	\$85,500	0.12%	\$6.60	\$32,297	\$2.49
108	066000 0355	TRAVELODGE	FORTE HOTELS INC	No	Vacant/Int.	\$6,082,600	\$6,265,000	\$182,400	\$182,400	0.26%	\$6.60	\$68,901	\$2.49
109	066000 0375	SURFACE PAVEMENT I	CLISE PROPERTIES INC	No	Vacant/Int.	\$2,471,000	\$2,545,200	\$74,200	\$74,200	0.11%	\$6.61	\$28,029	\$2.50
110	066000 0395	SHILLA RESTAURANT	SHILLA INC	No	Vacant/Int.	\$2,173,200	\$2,238,400	\$65,200	\$65,200	0.09%	\$6.60	\$24,629	\$2.49
111	066000 0405	SURFACE PARKING LO	Clise Richard H	No	Vacant/Int.	\$3,888,000	\$4,121,300	\$233,300	\$233,300	0.34%	\$12.00	\$88,129	\$4.53
112	066000 0435	LA QUINTA INN & SUIT	Malbco Holdings Llc	Yes	Hotel	\$5,460,000	\$5,582,900	\$122,900	\$122,900	0.18%	\$9.48	\$46,425	\$3.58
113	066000 0445	VACANT BLDG.	CLISE PROPERTIES INC	No	Vacant/Int.	\$1,296,000	\$1,373,800	\$77,800	\$77,800	0.11%	\$12.01	\$29,389	\$4.54
114	066000 0455	VACANT	CITY INVESTORS II LLC	No	Vacant/Int.	----- w/022800 0005 -----			\$374,316	0.54%	\$29.68	\$141,397	\$11.21
115	066000 0465	VACANT	CITY INVESTORS II LLC	No	Vacant/Int.	----- w/022800 0005 -----			\$213,674	0.31%	\$29.68	\$80,715	\$11.21
116	066000 0470	VACANT	CITY INVESTORS II LLC	No	Vacant/Int.	----- w/022800 0005 -----			\$213,674	0.31%	\$29.68	\$80,715	\$11.21
117	066000 0475	SURFACE PARKING LO	CITY INVESTORS II LLC	No	Vacant/Int.	----- w/022800 0005 -----			\$213,674	0.31%	\$29.68	\$80,715	\$11.21
118	066000 0480	OFC BLDG	CITY INVESTORS II LLC	No	Vacant/Int.	----- w/022800 0005 -----			\$211,359	0.30%	\$29.68	\$79,841	\$11.21
119	066000 0485	USED CAR LOT SALE W	Anderson Howard & Dorcas A	No	Vacant/Int.	\$2,014,800	\$2,176,000	\$161,200	\$161,200	0.23%	\$18.48	\$60,893	\$6.98
120	066000 0500	DENTAL OFFICE	Vanir Llc	No	Vacant/Int.	\$557,200	\$601,700	\$44,500	\$44,500	0.06%	\$14.76	\$16,810	\$5.58
121	066000 0510	SURFACE PAVEMENT I	Apostolou Serafim & Eva	No	Vacant/Int.	\$1,080,200	\$1,166,600	\$86,400	\$86,400	0.12%	\$14.78	\$32,637	\$5.58
122	066000 0515	AUTOSPORT	The Other	No	Vacant/Int.	\$1,724,900	\$1,862,900	\$138,000	\$138,000	0.20%	\$14.78	\$52,129	\$5.58
123	066000 0525	RETAIL STORES	Cetinceklik Atilla	No	Vacant/Int.	\$1,464,500	\$1,581,700	\$117,200	\$117,200	0.17%	\$18.49	\$44,272	\$6.98
124	066000 0540	ENTERPRISE CAR REN	Anderson Howard & Dorcas A	No	Vacant/Int.	\$1,621,600	\$1,751,300	\$129,700	\$129,700	0.19%	\$18.48	\$48,994	\$6.98
125	066000 0545	SHERPING WEST	CORNISH COLLEGE OF THE AR	No	Vacant/Int.	\$3,168,000	\$3,358,100	\$190,100	\$190,100	0.27%	\$13.20	\$71,810	\$4.99
126	066000 0560	SEATTLE POLICE DEPA	CITY OF SEATTLE	No	Vacant/Int.	\$10,137,600	\$10,745,900	\$608,300	\$608,300	0.88%	\$13.20	\$229,784	\$4.99
127	066000 0575	COSMOPOLITAN MOT	Cascadia Holdings Llc	No	Vacant/Int.	\$3,379,200	\$3,649,500	\$270,300	\$270,300	0.39%	\$17.60	\$102,105	\$6.65
128	066000 0585	WASHINGTON LIBRAR	CITY OF SEATTLE	No	Vacant/Int.	\$6,758,400	\$7,163,900	\$405,500	\$405,500	0.58%	\$13.20	\$153,177	\$4.99

	3-29-06	LID Property Summary																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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	3-29-06	LID Property Summary											
		South Lake Union Street Car											
		Final Special Benefits Study											
				Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
129	066000 0625	TELCO FEDERAL CRE	SEATTLE TELCO FEDERAL	No	Vacant/Int.	\$4,203,600	\$4,329,700	\$126,100	\$126,100	0.18%	\$9.30	\$47,634	\$3.51
130	066000 0635	HANA TERIYAKI	Watermark Cu	No	Vacant/Int.	\$2,232,000	\$2,299,000	\$67,000	\$67,000	0.10%	\$9.31	\$25,309	\$3.52
131	066000 0639	SURFACE PARKING LO	AVANTI PARK PROPERTIES	No	Vacant/Int.	\$2,790,000	\$2,873,700	\$83,700	\$83,700	0.12%	\$11.63	\$31,618	\$4.39
132	066000 0650	SURFACE PARKING LO	GREENTREE APARTMENTS PTS	No	Vacant/Int.	\$5,580,000	\$5,747,400	\$167,400	\$167,400	0.24%	\$11.63	\$63,235	\$4.39
133	066000 0660	Cosmopolitan (SURFACE	9TH/VIRGINIA LLP	Yes	Condo	\$112,500,000	\$113,625,000	\$1,125,000	\$562,500	0.81%	\$52.08	\$212,484	\$19.67
134	066000 0670	Cosmopolitan (SURFACE	9TH/VIRGINIA LLP	Yes	Condo	----- w/066000 0660 -----			\$562,500	0.81%	\$52.08	\$212,484	\$19.67
135	066000 0685	SURFACE PARKING LO	AVANTI PARK PROPERTIES	No	Vacant/Int.	\$8,044,500	\$8,285,800	\$241,300	\$241,300	0.35%	\$11.62	\$91,151	\$4.39
136	066000 0705	RAY & BONAIR APART	Rrlr Lic;	Yes	Apartment	\$3,184,200	\$3,200,200	\$16,000	\$16,000	0.02%	\$1.81	\$6,044	\$0.68
137	066000 0708	ROFFE BUILDING (THE	VANCE-HOWELL STREET LLC	Yes	Office	\$5,806,500	\$5,806,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
138	066000 0725	VACANT BLDG.	Hedreen Richard C,Elizabeth A	No	Vacant/Int.	\$2,459,200	\$2,483,800	\$24,600	\$24,600	0.04%	\$3.10	\$9,293	\$1.17
139	066000 0735	GREYHOUND BUS TER	Hedreen Richard C & Elizabeth	No	Vacant/Int.	\$2,406,200	\$2,430,300	\$24,100	\$24,100	0.03%	\$3.10	\$9,104	\$1.17
140	066000 0740	GREYHOUND BUS TER	Hedreen Richard C & Elizabeth	No	Vacant/Int.	\$18,586,100	\$18,771,900	\$185,800	\$185,800	0.27%	\$3.10	\$70,186	\$1.17
141	066000 0800	DENTAL PLATE LAB	Mazon Michael E	No	Vacant/Int.	\$826,800	\$835,000	\$8,200	\$8,200	0.01%	\$3.07	\$3,098	\$1.16
142	066000 0804	PKG	KENT CENTRAL LLC	No	Vacant/Int.	\$4,129,200	\$4,170,500	\$41,300	\$41,300	0.06%	\$3.10	\$15,601	\$1.17
143	066000 0820	TRENDWEST- ADDITIO	KENT CENTRAL LLC	No	Vacant/Int.	\$4,389,600	\$4,433,500	\$43,900	\$43,900	0.06%	\$3.10	\$16,583	\$1.17
144	066000 0825	TRENDWEST	WORLD MARK THE CLUB ATTN	Yes	Hotel	\$15,000,000	\$15,075,000	\$75,000	\$38,798	0.06%	\$2.72	\$14,656	\$1.03
145	066000 0835	SURFACE PAVEMENT	Olive Way High-Rise	No	Vacant/Int.	\$5,099,500	\$5,150,500	\$51,000	\$51,000	0.07%	\$3.88	\$19,265	\$1.46
146	066000 0845	PARKING LOT	Olive Way High-Rise	No	Vacant/Int.	\$5,466,900	\$5,521,500	\$54,600	\$54,600	0.08%	\$3.87	\$20,625	\$1.46
147	066000 0860	PKG LOT	TRENDWEST RESORTS INC	Yes	Hotel	----- w/066000 0825 -----			\$19,243	0.03%	\$2.72	\$7,269	\$1.03
148	066000 0865	PKG	TRENDWEST RESORTS INC	Yes	Hotel	----- w/066000 0825 -----			\$16,960	0.02%	\$2.72	\$6,406	\$1.03
153	066000 1135	1800 9TH AVENUE BUI	NINTH & HOWELL ASSOCIATE	Yes	Office	\$48,705,600	\$48,705,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
154	066000 1160	GETHSEMANE LUTHER	GETHSEMANE LUTHERAN CHU	Yes	Office	\$3,445,100	\$3,445,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
155	066000 1170	PARKING LOT	GETHSEMANE LUTHERAN CHU	No	Vacant/Int.	\$6,435,600	\$6,500,000	\$64,400	\$64,400	0.09%	\$3.10	\$24,327	\$1.17
156	066000 1190	PARKING	Regence Blue Shield	Yes	Office	----- w/066000 1135 -----			\$0	0.00%	\$0.00	\$0	\$0.00
157	066000 1195	PARKING LOT	Regence Blue Shield	Yes	Office	----- w/066000 1135 -----			\$0	0.00%	\$0.00	\$0	\$0.00
158	066000 1200	PARKING LOT	Regence Blue Shield	Yes	Office	----- w/066000 1135 -----			\$0	0.00%	\$0.00	\$0	\$0.00
159	066000 1215	9TH & STEWART LIFE	STOUCHSTONE 9TH/STEWART L	Yes	Office	\$63,823,800	\$63,823,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
160	066000 1225	9TH & STEWART LIFE	STOUCHSTONE 9TH/STEWART L	Yes	Office	----- w/065900 1010 -----			\$0	0.00%	\$0.00	\$0	\$0.00
161	066000 1230	9TH & STEWART LIFE	STOUCHSTONE 9TH/STEWART L	Yes	Office	----- w/065900 1010 -----			\$0	0.00%	\$0.00	\$0	\$0.00
162	066000 1235	JULIE APARTMENTS	CITY OF SEATTLE	Yes	Apartment	\$3,117,900	\$3,117,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
163	066000 1240	PRINT TIME	DIAMOND PARKING INC	No	Vacant/Int.	\$1,584,000	\$1,599,800	\$15,800	\$15,800	0.02%	\$2.19	\$5,968	\$0.83
164	066000 1255	PACIFIC NORTHWEST	QWEST COMMUNICATIONS	Yes	Office	\$25,115,200	\$25,115,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
165	066000 1280	YUEN LUI + CLEANERS	Lui Wah & May	No	Vacant/Int.	\$3,168,000	\$3,263,000	\$95,000	\$95,000	0.14%	\$6.60	\$35,886	\$2.49
166	066000 1305	BEEBE AND RUNYAN H	Daelski Shirley Kaufman Tt	No	Vacant/Int.	\$1,584,000	\$1,631,500	\$47,500	\$47,500	0.07%	\$6.60	\$17,943	\$2.49
167	066000 1310	SEATTLE VET. CNTR.	NINTH AND LENORA ASSOCIA	No	Vacant/Int.	\$4,752,000	\$4,894,600	\$142,600	\$142,600	0.21%	\$6.60	\$53,867	\$2.49
168	066000 1324	SURFACE PARKING LO	350 LLC; MSI LENORA LLC	Yes	Office	\$25,538,300	\$25,666,000	\$127,700	\$24,038	0.03%	\$3.34	\$9,801	\$1.26
169.1	026980 0010	ARISTO APARTMENTS	BAI SAND LLC	Yes	Apartment	\$6,776,000	\$6,843,800	\$67,800	\$67,800	0.10%	\$4.69	\$25,611	\$1.77
169.2	026980 0020	ARISTO PENTHOUSE, 1	Lui Wah & May	Yes	Apartment	\$1,823,900	\$1,842,100	\$18,200	\$18,200	0.03%	\$5.12	\$6,875	\$1.93
170	066000 1365	OFFICE BUILDING	YUEN LUI STUDIO INC	Yes	Office	\$2,048,100	\$2,058,300	\$10,200	\$10,200	0.01%	\$1.42	\$3,853	\$0.54
171	066000 1370	GARAGE STORAGE	YUEN LUI STUDIO INC	No	Vacant/Int.	\$1,584,000	\$1,631,500	\$47,500	\$47,500	0.07%	\$6.60	\$17,943	\$2.49
172	066000 1410	AMERICAN DREAM US	CITY INVESTORS II LLC	No	Vacant/Int.	----- w/022800 0005 -----			\$115,740	0.17%	\$29.68	\$43,721	\$11.21
173	066000 1420	CORNISH COLLEGE OF	CORNISH COLLEGE OF THE AR	Yes	Office	----- w/066000 1324 -----			\$103,662	0.15%	\$3.34	\$39,158	\$1.26
174	066000 1445	APARTMENT & CITY M	1000 VIRGINIA LTD PRISHP	Yes	Apartment	\$8,044,500	\$8,084,700	\$40,200	\$40,200	0.06%	\$2.79	\$15,185	\$1.05
175	066000 1455	GRAHAM APTS	SLT REALTY LIMITED PARTNE	Yes	Apartment	\$15,057,700	\$15,057,700	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
176	066000 1460	TERRY AVENUE HOUSE	SLT REALTY LIMITED PARTNE	Yes	Apartment	----- w/066000 1455 -----			\$0	0.00%	\$0.00	\$0	\$0.00
177	066000 1470	ALPHA CINE	DAVIS LESLIE #11623	No	Vacant/Int.	\$1,080,000	\$1,090,800	\$10,800	\$10,800	0.02%	\$1.50	\$4,080	\$0.57

	3-29-06	LID Property Summary															
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		South Lake Union Street Car											
		Final Special Benefits Study											
					Final Before & After/ Special Benefits/ BCA Assessments								
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
178	066000 1475	SURFACE PAVEMENT	DAVIS LESLIE #11623	No	Vacant/Int.	\$1,080,000	\$1,090,800	\$10,800	\$10,800	0.02%	\$1.50	\$4,080	\$0.57
179	066000 1480	SURFACE PAVEMENT	GRAHAM APARTMENTS LIMIT	Yes	Apartment	----- w/066000 1455			\$0	0.00%	\$0.00	\$0	\$0.00
180	066000 1485	SURFACE PAVEMENT	MB INVESTMENTS LLC	No	Vacant/Int.	\$1,080,000	\$1,090,800	\$10,800	\$10,800	0.02%	\$1.50	\$4,080	\$0.57
181	066000 1490	NORWAY HALL/CORN	CORNISH DEV PARTNERS LLC	Yes	Office	\$2,247,800	\$2,247,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
182	066000 1505	YOUTHCARE - ORION	CORNISH DEV PARTNERS LLC	Yes	Office	----- w/066000 1490 -----			\$0	0.00%	\$0.00	\$0	\$0.00
183	066000 1510	SURFACE PARKING LO	MURRAY HILL DEVELOPMENT	No	Vacant/Int.	\$12,302,400	\$12,425,400	\$123,000	\$123,000	0.18%	\$2.20	\$46,463	\$0.83
184	066000 1525	VACANT RETAIL STOR	Touchstone II Stewart Pl Llc	No	Vacant/Int.	\$3,168,000	\$3,199,700	\$31,700	\$31,700	0.05%	\$2.20	\$11,975	\$0.83
185	066000 1530	SURFACE PARKING LO	Hansen Kathryn	No	Vacant/Int.	\$3,168,000	\$3,199,700	\$31,700	\$31,700	0.05%	\$2.20	\$11,975	\$0.83
227	066000 2230	DENNY CENTER	DENNY CENTER L L C	No	Vacant/Int.	\$4,207,500	\$4,249,600	\$42,100	\$42,100	0.06%	\$1.65	\$15,903	\$0.62
228	066000 2245	FAIRVIEW CLUB	MB INVESTMENTS LLC	No	Vacant/Int.	\$1,331,700	\$1,345,000	\$13,300	\$13,300	0.02%	\$1.65	\$5,024	\$0.62
232	066000 2290	SURFACE PARKING LO	DENNY CENTER L L C	No	Vacant/Int.	\$1,468,500	\$1,483,200	\$14,700	\$14,700	0.02%	\$1.65	\$5,553	\$0.62
247	069400 0165	THIRD & LENORA BUI	HASLUND PROPERTIES LLC	Yes	Office	\$2,585,800	\$2,585,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
248	069400 0180	RETAIL & OFFICE BUI	NATIONAL ASSN CREDIT MGT	Yes	Office	\$1,539,000	\$1,539,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
249	069400 0195	RETAIL AND OFFICE B	Michaelidis & Michaelidis Pts	Yes	Office	\$1,154,300	\$1,154,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
250	069400 0205	FOURTH & BLANCHAR	SELIG REAL ESTATE HOLDING	Yes	Office	\$62,741,400	\$62,741,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
251	069600 0005	CINERAMA THEATRE	ENTERTAINMENT PROPERTIES	Yes	Retail	\$5,415,000	\$5,442,100	\$27,100	\$27,100	0.04%	\$2.09	\$10,237	\$0.79
252	069600 0015	HARMON AUTO GLASS	Schweyen Jonathan M	No	Vacant/Int.	\$2,851,200	\$2,879,700	\$28,500	\$28,500	0.04%	\$2.20	\$10,766	\$0.83
253	069600 0025	NATL PUBLIC INSURAN	Lynn Elizabeth A	No	Vacant/Int.	\$2,851,200	\$2,879,700	\$28,500	\$28,500	0.04%	\$2.20	\$10,766	\$0.83
254	069600 0035	LEE COURT	FIFTH/BLANCHARD ASSOCIAT	Yes	Apartment	\$5,802,600	\$5,831,600	\$29,000	\$29,000	0.04%	\$4.56	\$10,955	\$1.72
255	069600 0040	OFFICE BUILDING	Craig Mary Louise & Anne K	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
256	069600 0045	OFFICE BLDG	C S J O Llc	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
257	069600 0050	OFC BLDG	Li-Chiao Huang	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
258	069600 0055	SURFACE PARKING LO	CITY INVESTORS XXIII LLC	No	Vacant/Int.	\$3,564,000	\$3,599,600	\$35,600	\$35,600	0.05%	\$2.75	\$13,448	\$1.04
259	069600 0065	OFFICE BUILDING	Fourth & Blanchard Group	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
260	069600 0070	KAYE-SMITH PRODUC	San Llc	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
261	069600 0080	KAYE-SMITH PRODUC	San Llc	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
262	069600 0090	RETAIL BUILDING	San Llc	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
263	069600 0095	CHARLES GATE APTS	Charlesgate L L C	Yes	Apartment	\$3,980,300	\$3,980,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
264	069600 0105	AMERICAN GAMES	Washington Securities Co	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
265	069600 0110	RETAIL STORE	Goodman Clifford A	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
266	069600 0115	OFFICE BUILDING	STEIN FAMILY LIMITED PARTN	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
267	069600 0120	MARVIN AND ASSOCI	Alexander Broadcasting Co	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
268	069600 0130	OFFICE BUILDING	Jones Broadcast	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
269	069600 0135	WINDHAM APTS	WINDHAM PARTNERSHIP	Yes	Apartment	\$3,914,000	\$3,933,500	\$19,500	\$19,500	0.03%	\$3.01	\$7,366	\$1.14
270	069700 0105	TEATRO ZINZANI	Washington Securities Co	No	Vacant/Int.	\$22,968,000	\$23,197,700	\$229,700	\$229,700	0.33%	\$2.75	\$86,769	\$1.04
271	069700 0170	RAMADA INN - CITY C	MERRILL LYNCH MTG INVTRS	Yes	Hotel	\$10,200,000	\$10,200,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
272	069700 0186	WESTERN TYPE & PRIN	2218 FIFTH LLC	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
273	069700 0210	SURFACE PAVEMENT	CLISE PROPERTIES INC	No	Vacant/Int.	\$4,989,600	\$5,039,500	\$49,900	\$49,900	0.07%	\$2.20	\$18,850	\$0.83
274	069700 0230	SURFACE PAVEMENT	Clise Richard H	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
275	069700 0235	BLANCHARD PLAZA	Blanchard Plaza Llc	Yes	Office	\$40,429,500	\$40,429,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
276	069700 0260	SURFACE PAVEMENT	Roy Edwin B Pt	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
277	069700 0265	SIXTH AND BATTERY	Antioch University	No	Vacant/Int.	\$7,128,000	\$7,199,300	\$71,300	\$71,300	0.10%	\$2.20	\$26,933	\$0.83
278	069700 0295	MIDAS MUFFLER	Seventh & Battery Llc	No	Vacant/Int.	\$2,851,200	\$2,879,700	\$28,500	\$28,500	0.04%	\$2.20	\$10,766	\$0.83
279	069700 0305	PARKING LOT W/SMAL	CLISE PROPERTIES INC	No	Vacant/Int.	\$5,702,400	\$5,759,400	\$57,000	\$57,000	0.08%	\$2.20	\$21,532	\$0.83
280	069700 0325	ELEPHANT CAR WASH	CLISE PROPERTIES INC	No	Vacant/Int.	\$4,172,300	\$4,214,000	\$41,700	\$41,700	0.06%	\$2.20	\$15,752	\$0.83
281	069700 0390	SURFACE PARKING LO	Robison James L	No	Vacant/Int.	\$605,000	\$611,100	\$6,100	\$6,100	0.01%	\$2.22	\$2,304	\$0.84

	3-29-06	LID Property Summary																
		South Lake Union Street Car																
		Final Special Benefits Study																
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Owner Name (Last, First) Preliminary Roll	Street Address	Larger Parcel	LP Confirm	Analysis Zoning	Current Use	Total Lot Size	Unusable Areas	Net Usable	Year Built	Gross Bldg SF	Net Bldg SF	BCA Zone		
282	069700 0400	VACANT BLDG.	BEEBE REALTY INC	BEEBE REALTY INC	2300 7th Ave	16.13	Yes - V	DMC-160	Retail	35,440	0	35,440	1965	23,752	23,752	D		
283	069700 0435	BEST WESTERN LOYAL	LOYAL INN	LOYAL INN	2301 8th Ave	16.13	Yes - V	DMC-160	Hotel - Interim	34,960	0	34,960	1967	44,416	44,416	D		
284	136130 0010	FHCRC - CANCER CARE	FRED HUTCHINSON CANCER R	FRED HUTCHINSON CANCER R	1321 Aloha St	20.03	Yes - I	C2-85	Other	22,306	0	22,306	0	0	0	C		
285	136130 0020		HUTCHINSON FRED;CANCER R	FRED HUTCHINSON CANCER R	1314 Valley St	20.03	Yes - I	C2-85	Other	8,634	0	8,634	0	0	0	C		
286	136130 0025	CMX CORP	FRED HUTCHINSON CANCER R	FRED HUTCHINSON CANCER R	1300 Valley St	20	Yes - V	C2-85	Industrial	10,879	0	10,879	1948	6,976	6,976	C		
287	136130 0028	FHCRC - OFFICE/WHSE	Fred Hutchinson Cancer Researc	FRED HUTCHINSON CANCER R	820 Yale Ave N	20	Yes - V	C2-85	Retail	19,393	0	19,393	1937	15,054	15,054	C		
288	136130 0055	FHCRC - SEATTLE CAN	FRED HUTCHINSON CANCER R	FRED HUTCHINSON CANCER R	825 Eastlake Ave	20.03	Yes - I	C2-85	Other	16,240	0	16,240	2000	309,535	125,907	C		
289.1	160450 0010	HOTEL ANDRA Unit C (Claridge Llc	CLARIDGE LLC	2000 Fourth Ave	106	Yes - I	DMC-240	Hotel	12,957	0	12,957	1925	23,327	23,327	E		
289.2	160450 0020	HOTEL ANDRA Unit R-	Claridge Llc	CLARIDGE LLC	2000 Fourth Ave	106	Yes - I	DMC-240	Hotel				0	0	0	E		
290	197570 0115	O'SHEA BUILDING (GA	OSHEA BUILDING COMPANY S	OSHEA BUILDING COMPANY S	501 Pine St			DRC 85-150	Retail	13,560	0	13,560	1914	79,957	74,886	E		
291	197570 0120	SIXTH AND PINE BUIL	Liao Paul & Meiyea	Liao Paul & Meiyea	523 Pine St			DRC 85-150	Apartment	6,360	0	6,360	1923	68,040	68,040	E		
292	197570 0125	DECATUR BUILDING	LCF ASSOCIATES II LLC	LCF ASSOCIATES II LLC	1511 6th Ave			DRC 85-150	Retail	21,600	0	21,600	1921	127,268	101,309	E		
293	197570 0135	CENTRAL HOTEL HENR	FIFTH AVENUE GROUP LLC	FIFTH AVENUE GROUP LLC	1520 5th Ave			DRC 85-150	Retail	14,400	0	14,400	1903	55,968	55,968	E		
294	197570 0155	BANANA REPUBLIC	ALHADEFF PROPERTIES LIMIT	ALHADEFF PROPERTIES LIMIT	1506 5th Ave			DRC 85-150	Retail	13,200	0	13,200	1915	36,504	29,065	E		
295	197570 0160	520 PIKE BUILDING	520 PIKE STREET DELAWARE I	520 PIKE STREET DELAWARE I	520 Pike St			DRC 85-150	Office	13,200	0	13,200	1983	500,000	362,690	E		
296	197570 0175		CITY OF SEATTLE PARKS DEPT	CITY OF SEATTLE - PARKS	Westlake And Pi	15	Yes - V	DRC 85-150	City Parks	4,132	0	4,132	0	0	0	E		
297	197570 0180	N END SEABOARD CEN	Fifth & Pine Llc	FIFTH & PINE LLC	1513 5th Ave	29	No	DRC 85-150	Retail	14,292	0	14,292	1973	76,485	66,517	E		
298	197570 0195	WESTLAKE PLACE	Stellar Cascade Llc	STELLAR CASCADE LLC	1516 4th Ave			DRC 85-150	Retail	4,837	0	4,837	1907	35,200	30,600	E		
299	197570 0200	MIDDLE OF SEABOARD	Fifth & Pine Llc	FIFTH & PINE LLC (LAC INVEST	1513 5th Ave	29	No	DRC 85-150	Retail	14,400	0	14,400	1973	88,717	83,367	E		
300	197570 0220	OFFICE / RETAIL UND	RANKE REAL ESTATE LLC	RANKE REAL ESTATE LLC	1505 5th Ave			DRC 85-150	Retail	13,200	0	13,200	1926	97,720	20,313	E		
301	197570 0360	This Tax Parcel has been k	No Such Tax Parcel - Placeholder Only						0				0	0	0	E		
302	197570 0365	CENTURY SQUARE RE	Chivers Sandra B;	Davis Harriet O	1525 4th Ave			DRC 85-150	Retail	20,068	0	20,068	1920	57,428	37,368	E		
303	197570 0380	CENTURY BUILDING	Gibraltar Tower Llc;	THIRD AVENUE ASSOC	1518 3rd Ave	38	No	DRC 85-150	Office	6,960	0	6,960	1910	59,400	39,940	E		
304	197570 0390	CENTURY SQUARE 1	FOURTH & PIKE ASSOC	FOURTH & PIKE ASSOC	1501 4th Ave	38	No	DRC 85-150	Office	41,760	0	41,760	1985	755,000	597,771	E		
305	197570 7777	This Tax Parcel has been k	No Such Tax Parcel - Placeholder Only						0				0	0	0	E		
306	197670 0005	OLD NAVY	Marshall John T;E Marshall Geo	Johnson Kathleen A	601 Pine St			DOC2-300	Retail	15,120	0	15,120	1929	78,920	78,920	E		
307	197670 0010	ROOSEVELT HOTEL	Northcoast Washington Llc	NORTHCOAST WASHINGTON I	1531 7th Ave			DOC2-300	Hotel	8,400	0	8,400	1930	98,634	98,634	E		
308	197670 0045	MERIDIAN CENTER WE	Imi Meridian Llc	CITY CTR RETAIL OF AG MERII	1506 6th Ave	59	Yes - I	DOC2-300	Retail	25,606	0	25,606	1996	147,852	147,852	E		
309	197670 0055	MERIDIAN CENTER EA	Imi Meridian Llc	CITY CTR RETAIL OF AG MERII	614 Pike St	59	Yes - I	DOC2-300	Retail	32,214	0	32,214	1996	267,335	26,734	E		
310	197720 0980	BON MACY'S PARKING	BLOCK 45 LLC	Murray Kathleen D	1601 3rd Ave			DRC 85-150	Retail	31,262	0	31,262	1959	260,656	260,656	E		
311	197720 0990	SURFACE PARKING LO	Sbtm Llc	Avalon Seattle L L C	1610 2nd Ave	52	Yes - V	DRC 85-150	Parking	15,058	0	15,058	0	0	0	E		
312	197720 1015	VACANT LAND	Sbtm Llc	AVALON SEATTLE LLC	206 Pine St	52	Yes - V	DRC 85-150	Vacant	6,780	0	6,780	0	0	0	E		
313	197720 1016	SURFACE PARKING LO	Sbtm Llc	AVALON SEATTLE LLC	204 Pine St	52	Yes - V	DRC 85-150	Parking	5,424	0	5,424	0	0	0	E		
314	197720 1035	MOORE HOTEL & THE	The Moore Motel	The Moore Motel	1926 2nd Ave			DMC-240	Hotel - Interim	23,220	0	23,220	1908	122,810	122,810	E		
315	197720 1040	TONY'S DOWNTOWN P	MINAGLIA FAMILY LLC	MINAGLIA FAMILY LLC	1931 3rd Ave			DOC2-300	Parking	6,480	0	6,480	1966	6,480	6,480	E		
316	197720 1045	TRUST BUILDING (HEI	1925 THIRD LLC	1925 THIRD LLC	1929 3rd Ave			DOC2-300	Office	6,480	0	6,480	1914	19,440	19,440	E		
317	197720 1050	HADDON HALL	Plymouth Housing Group	PLYMOUTH HOUSING GROUP	1921 3rd Ave			DOC2-300	Apartment	6,480	0	6,480	1901	40,109	40,109	E		
318	197720 1055	DOWNTOWN MINI WA	Layne Francine B	Layne Francine B	1915 3rd Ave			DOC2-300	Industrial	6,480	0	6,480	1928	46,580	46,580	E		
319	197720 1060	JOSEPHINUM	JOSEPHINUM ASSOCIATES	JOSEPHINUM ASSOCIATES	1902 2nd Ave			DMC-240	Apartment	15,660	0	15,660	1907	148,219	148,219	E		
320	197720 1070	RETAIL/OFFICE BUILD	NOT AVAILABLE FROM COUN	Barnes, Brook (NOT AVAILAB	1907 3rd Ave			DOC2-300	Office	12,960	0	12,960	1916	25,920	25,920	E		
321	197720 1090	THE LENORA APTS	LENORA INVESTMENTS	LENORA INVESTMENTS	211 Lenora St			DMC-240	Apartment	19,440	0	19,440	1999	139,650	139,650	E		
322	197720 1095	OFFICE BUILDING	JEWISH FEDERATION OF SEAT	Jewish Federation Seattle	2031 3rd Ave			DMC-240	Office	9,180	0	9,180	1919	18,360	13,770	E		
323	197720 1105	PATHE BUILDING	Young Women'S Christian	Young Women'S Christian	2025 3rd Ave			DMC-240	Office	3,780	0	3,780	1923	5,200	5,200	E		
324	197720 1115	DENNY HILL BUILDING	BODINSH REAL ESTATE LLC	TRESAITH COMPANY LLC	2019 3rd Ave			DMC-240	Office	6,480	0	6,480	1918	15,500	15,500	E		
325	197720 1120	OFC	FIRST AVE SERVICE CENTER	FIRST AVE SERVICE CENTER	2015 3rd Ave	67	Yes - V	DMC-240	Retail	3,240	0	3,240	1913	3,240	3,240	E		
326	197720 1121	RETAIL STORE	FIRST AVENUE SERVICE CENT	FIRST AVENUE SERVICE CENT	2013 3rd Ave	67	Yes - V	DMC-240	Retail	3,240	0	3,240	1912	3,240	3,240	E		

	3-29-06	LID Property Summary											
		South Lake Union Street Car											
		Final Special Benefits Study											
				Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass/SSF Land
282	069700 0400	VACANT BLDG.	BEEBE REALTY INC	No	Vacant/Int.	\$7,796,800	\$8,030,700	\$233,900	\$233,900	0.34%	\$6.60	\$88,355	\$2.49
283	069700 0435	BEST WESTERN LOYAL	LOYAL INN	No	Vacant/Int.	\$7,691,200	\$7,921,900	\$230,700	\$230,700	0.33%	\$6.60	\$87,147	\$2.49
284	136130 0010	FHCRC - CANCER CAR	FRED HUTCHINSON CANCER R	Yes	Other	\$40,105,100	\$40,105,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
285	136130 0020		HUTCHINSON FRED;CANCER R	Yes	Other	----- w/136130 0010 -----			\$0	0.00%	\$0.00	\$0	\$0.00
286	136130 0025	CMX CORP	FRED HUTCHINSON CANCER R	No	Vacant/Int.	\$1,305,500	\$1,357,700	\$52,200	\$52,200	0.08%	\$4.80	\$19,718	\$1.81
287	136130 0028	FHCRC - OFFICE/WHSE	Fred Hutchinson Cancer Researc	No	Vacant/Int.	\$2,327,200	\$2,420,200	\$93,000	\$93,000	0.13%	\$4.80	\$35,131	\$1.81
288	136130 0055	FHCRC - SEATTLE CAN	FRED HUTCHINSON CANCER R	Yes	Other	----- w/136130 0010 -----			\$0	0.00%	\$0.00	\$0	\$0.00
289.1	160450 0010	HOTEL ANDRA Unit C (Claridge Llc	Yes	Hotel	\$11,900,000	\$11,900,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
289.2	160450 0020	HOTEL ANDRA Unit R-1	Claridge Llc	Yes	Hotel	----- w/160450 0010 -----			\$0	0.00%	\$0.00	\$0	w/other
290	197570 0115	O'SHEA BUILDING (GA	O'SHEA BUILDING COMPANY S	Yes	Retail	\$21,342,500	\$21,449,200	\$106,700	\$106,700	0.15%	\$7.87	\$40,306	\$2.97
291	197570 0120	SIXTH AND PINE BUIL	Liao Paul & Meiyea	Yes	Apartment	\$5,307,100	\$5,333,600	\$26,500	\$26,500	0.04%	\$4.17	\$10,010	\$1.57
292	197570 0125	DECATUR BUILDING	LCF ASSOCIATES II LLC	Yes	Retail	\$11,549,200	\$11,607,000	\$57,800	\$57,800	0.08%	\$2.68	\$21,834	\$1.01
293	197570 0135	CENTRAL HOTEL HENI	FIFTH AVENUE GROUP LLC	Yes	Retail	\$8,418,500	\$8,460,600	\$42,100	\$42,100	0.06%	\$2.92	\$15,903	\$1.10
294	197570 0155	BANANA REPUBLIC	ALHADEFF PROPERTIES LIMIT	Yes	Retail	\$4,371,900	\$4,393,700	\$21,800	\$21,800	0.03%	\$1.65	\$8,235	\$0.62
295	197570 0160	520 PIKE BUILDING	520 PIKE STREET DELAWARE I	Yes	Office	\$61,828,600	\$61,828,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
296	197570 0175		CITY OF SEATTLE PARKS DEPT	No	Vacant/Int.	\$335,700	\$339,100	\$3,400	\$3,400	0.00%	\$0.82	\$1,284	\$0.31
297	197570 0180	N END SEABOARD CEN	Fifth & Pine Llc	Yes	Retail	\$13,902,100	\$13,971,600	\$69,500	\$69,500	0.10%	\$4.86	\$26,254	\$1.84
298	197570 0195	WESTLAKE PLACE	Stellar Cascade Llc	Yes	Retail	\$6,395,400	\$6,427,400	\$32,000	\$32,000	0.05%	\$6.62	\$12,088	\$2.50
299	197570 0200	MIDDLE OF SEABOARD	Fifth & Pine Llc	Yes	Retail	\$17,423,700	\$17,510,800	\$87,100	\$87,100	0.13%	\$6.05	\$32,902	\$2.28
300	197570 0220	OFFICE / RETAIL UND	RANKE REAL ESTATE LLC	Yes	Retail	\$5,789,100	\$5,818,000	\$28,900	\$28,900	0.04%	\$2.19	\$10,917	\$0.83
301	197570 0360	This Tax Parcel has been k	No Such Tax Parcel - Placeholder O		Vacant/Int.								
302	197570 0365	CENTURY SQUARE RE	Chivers Sandra B;	No	Vacant/Int.	\$6,522,100	\$6,587,300	\$65,200	\$65,200	0.09%	\$3.25	\$24,629	\$1.23
303	197570 0380	CENTURY BUILDING	Gibraltar Tower Llc;	Yes	Office	\$4,742,900	\$4,742,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
304	197570 0390	CENTURY SQUARE 1	FOURTH & PIKE ASSOC	Yes	Office	\$101,903,400	\$101,903,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
305	197570 7777	This Tax Parcel has been k	No Such Tax Parcel - Placeholder O		Vacant/Int.								
306	197670 0005	OLD NAVY	Marshall John T;E Marshall Geo	Yes	Retail	\$11,870,900	\$11,930,200	\$59,300	\$59,300	0.09%	\$3.92	\$22,400	\$1.48
307	197670 0010	ROOSEVELT HOTEL	Northeast Washington Llc	Yes	Hotel	\$18,875,000	\$18,969,400	\$94,400	\$94,400	0.14%	\$11.24	\$35,659	\$4.25
308	197670 0045	MERIDIAN CENTER WE	Imi Meridian Llc	Yes	Retail	\$90,036,200	\$90,486,400	\$450,200	\$199,374	0.29%	\$7.79	\$75,313	\$2.94
309	197670 0055	MERIDIAN CENTER EA	Imi Meridian Llc	Yes	Retail	----- w/160450 0010 -----			\$250,826	0.36%	\$7.79	\$94,749	\$2.94
310	197720 0980	BON MACY'S PARKING	BLOCK 45 LLC	Yes	Retail	\$19,587,800	\$19,587,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
311	197720 0990	SURFACE PARKING LO	Sbtm Llc	No	Vacant/Int.	\$6,117,300	\$6,178,500	\$61,200	\$61,200	0.09%	\$4.06	\$23,118	\$1.54
312	197720 1015	VACANT LAND	Sbtm Llc	No	Vacant/Int.	\$2,754,400	\$2,781,900	\$27,500	\$27,500	0.04%	\$4.06	\$10,388	\$1.53
313	197720 1016	SURFACE PARKING LO	Sbtm Llc	No	Vacant/Int.	\$2,203,500	\$2,225,500	\$22,000	\$22,000	0.03%	\$4.06	\$8,310	\$1.53
314	197720 1035	MOORE HOTEL & THEA	The Moore Motel	No	Vacant/Int.	\$5,108,400	\$5,159,500	\$51,100	\$51,100	0.07%	\$2.20	\$19,303	\$0.83
315	197720 1040	TONY'S DOWNTOWN P	MINAGLIA FAMILY LLC	No	Vacant/Int.	\$2,008,800	\$2,028,900	\$20,100	\$20,100	0.03%	\$3.10	\$7,593	\$1.17
316	197720 1045	TRUST BUILDING (HEI	1925 THIRD LLC	No	Vacant/Int.	\$2,008,800	\$2,028,900	\$20,100	\$20,100	0.03%	\$3.10	\$7,593	\$1.17
317	197720 1050	HADDON HALL	Plymouth Housing Group	Yes	Apartment	\$3,648,600	\$3,648,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
318	197720 1055	DOWNTOWN MINI WA	Layne Francine B	No	Vacant/Int.	\$2,008,800	\$2,028,900	\$20,100	\$20,100	0.03%	\$3.10	\$7,593	\$1.17
319	197720 1060	JOSEPHINUM	JOSEPHINUM ASSOCIATES	Yes	Apartment	\$14,727,100	\$14,727,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
320	197720 1070	RETAIL/OFFICE BUILD	NOT AVAILABLE FROM COUN	No	Vacant/Int.	\$4,017,600	\$4,057,800	\$40,200	\$40,200	0.06%	\$3.10	\$15,185	\$1.17
321	197720 1090	THE LENORA APTS	LENORA INVESTMENTS	Yes	Apartment	\$16,639,300	\$16,639,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
322	197720 1095	OFFICE BUILDING	JEWISH FEDERATION OF SEAT	No	Vacant/Int.	\$2,019,600	\$2,039,800	\$20,200	\$20,200	0.03%	\$2.20	\$7,631	\$0.83
323	197720 1105	PATHE BUILDING	Young Women'S Christian	No	Vacant/Int.	\$831,600	\$839,900	\$8,300	\$8,300	0.01%	\$2.20	\$3,135	\$0.83
324	197720 1115	DENNY HILL BUILDING	BODINSH REAL ESTATE LLC	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
325	197720 1120	OFC	FIRST AVE SERVICE CENTER	No	Vacant/Int.	\$712,800	\$719,900	\$7,100	\$7,100	0.01%	\$2.19	\$2,682	\$0.83
326	197720 1121	RETAIL STORE	FIRST AVENUE SERVICE CENT	No	Vacant/Int.	\$712,800	\$719,900	\$7,100	\$7,100	0.01%	\$2.19	\$2,682	\$0.83

	3-29-06	LID Property Summary														
		South Lake Union Street Car														
		Final Special Benefits Study														
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Owner Name (Last, First) Preliminary Roll	Street Address	Larger Parcel	LP Confirm	Analysis Zoning	Current Use	Total Lot Size	Unusable Areas	Net Usable	Year Built	Gross Bldg SF	Net Bldg SF	BCA Zone
327	197720 1125	TRUST PARKING	Inn At Pike Place Llc	INN AT PIKE PLACE LLC	2014 2nd Ave			DMC-240	Parking	6,480	0	6,480	1924	12,960	12,960	E
328	197720 1130	VACANT RETAIL STOR	Tcl Llc	TCL LLC	2006 2nd Ave			DMC-240	Retail	6,480	0	6,480	1917	12,960	12,960	E
329	197720 1135	SWIFTY PRINTING	Nikfard Bijan & George	Nikfard Bijan & George	2001 3rd Ave			DMC-240	Retail	12,960	0	12,960	1919	25,920	25,920	E
330	197720 1140	THE PALLADIAN APAR	Cohanim Bahram & Porta Lee	Cohanim Bahram & Porta Lee	2000 2nd Ave			DMC-240	Apartment	6,480	0	6,480	1910	61,721	61,721	E
331	872969 0010	2024 Third Ave/YWCA G	Ywca & Seattle	YWCA/Seattle & King &	2024 Third Ave, Unit 1			DMC-240	Apartment	7,388	0	7,388	2003	56,928	56,928	E
332	197720 1210	RALPHS MARKET & DE	Cohen Joseph R	Cohen Joseph R	2035 4th Ave			DMC-240	Retail	6,480	0	6,480	1926	9,600	9,600	E
333	197720 1215	MINIT-LUBE	MUSICIANS CLUB OF SEA INC	MUSICIANS CLUB OF SEA INC	2033 4th Ave			DMC-240	Industrial	6,480	0	6,480	1937	3,060	3,060	E
334	872969 0020	2024 Third Ave/YWCA G	Angelines Llc	Angelines LLC	2024 Third Ave, Unit 2			DMC-240	Apartment	12,053	0	12,053	2003	94,880	94,880	E
335	197720 1225		II Third & Virginia Llc	THIRD & VIRGINIA II LLC	*no Site Address	98	Yes - V	DMC-240	Vacant	6,480	0	6,480	0	0	0	E
336	197720 1230	STRATFORD ON FOUR	Xerad I Llc	XERAD PARTNERSHIP	2021 4th Ave			DMC-240	Apartment	6,480	0	6,480	1915	32,460	32,460	E
337	197720 1231	SURFACE PARKING LO	Aquila Anna G	Aquila Anna G	2015 4th Ave			DMC-240	Parking	6,480	0	6,480	0	0	0	E
338	197720 1240	PARKING LOT	II Third & Virginia Llc	THIRD & VIRGINIA II LLC	2008 3rd Ave	98	Yes - V	DMC-240	Parking	6,480	0	6,480	0	0	0	E
339	197720 1245	MARSHALL BUILDING	MARSHALL BUILDING II LLC	MARSHALL BUILDING II LLC	2003 4th Ave			DMC-240	Office	12,960	0	12,960	1925	52,800	44,690	E
340	197720 1255	VACANT	II Third & Virginia Llc	THRD & VIRGINIA II LLC	2000 3rd Ave	98	Yes - V	DMC-240	Vacant	6,480	0	6,480	0	0	0	E
341	197720 1260	SECURITIES MARKET I	Washington Securities Co	WASHINGTON SECURITIES CO	301 Virginia St	16.11	Yes - I	DOC2-300	Office	27,840	0	27,840	1929	172,020	84,983	E
342	197720 1280	SECURITIES MARKET I	Washington Securities Co	WASHINGTON SECURITIES CO	301 Virginia St	16.11	Yes - I	DOC2-300	Office	13,920	0	13,920	0	0	0	E
343	197720 1295	SECURITIES MARKET I	Washington Securities Co	WASHINGTON SECURITIES CO	301 Virginia St	16.11	Yes - I	DOC2-300	Office	13,920	0	13,920	1960	141,631	0	E
344	197720 1315	SECURITIES BUILDING	Washington Securities Co	WASHINGTON SECURITIES CO	1904 3rd Ave	16.11	Yes - I	DOC2-300	Office	27,840	0	27,840	1913	161,180	140,685	E
345	197720 1320	BON - MACY'S DOWNT	ASTORIA REALTY INC	FEDERATED DEPT STORES INC	300 Pine St			DRC 85-150	Retail	81,100	0	81,100	1929	861,702	715,157	D
346	198320 0005	BOISE OFFICE FURNIT	SEATTLE BIOTECHNOLOGY LL	SEATTLE BIOTECHNOLOGY LL	425 Westlake Ave N			SM-85	Retail	12,960	0	12,960	1920	25,920	25,920	A
347	198320 0015	WESTLAKE ELECTRON	GRANARD BROTHERS LLC	GRANARD BROTHERS LLC	415 Westlake Ave N			SM-85	Industrial	12,960	0	12,960	1947	7,230	7,230	A
348	198320 0025	HONEYCHURCH ANTIQ	411 WESTLAKE LLC	411 WESTLAKE LLC	411 Westlake Ave N			SM-85	Office	6,480	0	6,480	1956	4,800	4,800	A
349	198320 0030	NAPA AUTO PARTS &	Forsberg Walter A	Forsberg Walter A	401 Westlake Ave N			SM-85	Retail	6,480	0	6,480	1948	8,000	8,000	A
350	198320 0035	OFFICE-INTERIM USE	CITY INVESTORS VII L L C	CITY INVESTORS VII L L C	400 9th Ave N	14.07	Yes - V	SM-85	Office	14,400	0	14,400	1948	13,090	13,090	B
351	198320 0045	EMPLOYEE PARKING F	CITY INVESTORS VII LLC	CITY INVESTORS VII LLC	412 9th Ave N	14.07	Yes - V	SM-85	Parking	28,800	0	28,800	0	0	0	B
352	198320 0065	USED CAR LOT - LANI	CITY INVESTORS XX LLC	CITY INVESTORS XX LLC	535 Westlake Av	14.25	Yes - V	SM-65	Retail	61,682	0	61,682	1956	1,338	1,338	A
353	198320 0075	PACIFIC USED CARS	CITY INVESTORS XX LLC	CITY INVESTORS XX LLC	535 Westlake Av	14.25	Yes - V	SM-65	Parking	9,720	0	9,720	0	0	0	A
354	198320 0085		515 WESTLAKE BLDNG LLC	515 WESTLAKE BLDNG LLC	515 Westlake Ave N			SM-65	Industrial	9,720	0	9,720	1920	19,440	19,440	A
355	198320 0090	ANTIQUE DISTRIBUTO	REISCHLING BUILDING LLC	REISCHLING BUILDING LLC	507 Westlake Ave N			SM-65	Industrial	6,480	0	6,480	1925	19,440	19,440	A
356	198320 0095	ANTIQUE LIQUIDATOR	STROPLE FAMILY TRUST	Green Frances G	503 Westlake Ave N			SM-65	Retail	6,480	0	6,480	1919	19,440	19,440	A
357	198320 0150	Exchange II (SURFACE P	LAKE UNION I LLC	CITY INVESTORS (LAKE UNION	*no Site Address	14.03	Yes - V	IC-65	Parking	26,754	0	26,754	0	0	0	A
358	198320 0160	Exchange II (ROSEN BU	LAKE UNION I LLC	CITY INVESTORS (LAKE UNION	964 Republican S	14.03	Yes - V	IC-65	Office	20,700	0	20,700	1928	55,200	55,200	A
359	198320 0170	FACTION	CITY INVESTORS IX LLC	CITY INVESTORS IX LLC	500 Westlake Av	14.08	No	SM-65	Retail	12,960	0	12,960	1919	40,686	40,686	A
360	198320 0180	VACANT BEST STORE	CITY INVESTORS IX LLC	CITY INVESTORS IX LLC	520 Westlake Av	14.08	No	SM-65	Retail	25,125	0	25,125	1964	45,271	45,271	A
361	198320 0196	CLEMENTS & RICE OFF	CITY INVESTORS IX L L C	CITY INVESTORS IX L L C	536 Westlake Av	14.08	No	SM-65	Office	7,680	0	7,680	1920	28,380	12,600	A
362	198320 0200	ROSETTA BIOSOFTWA	LAKE UNION II LLC	CITY INVESTORS (LAKE UNION	425 Terry Ave N	14.00	No	IC-65	Office	42,480	0	42,480	2003	241,159	129,366	A
363	198320 0230	FIRESTONE TIRE AND	Bfs Retail	Bfs Retail	400 Westlake Ave N			SM-85	Retail	19,440	0	19,440	1929	58,320	58,320	A
364	198320 0245	CITY INVESTORS (428	428 WESTLAKE LLC	428 WESTLAKE LLC	428 Westlake Av	14.00	No	SM-85	Office	19,440	0	19,440	2004	139,282	78,030	A
365	198320 0260	Exchange IV/V (SEATTL	CITY INVESTORS VIII L L C	CITY INVESTORS VIII L L C	1015 Republican	14.09	Yes - V	IC-65	Industrial	14,400	0	14,400	1930	34,878	34,878	A
366	198320 0270	Exchange IV/V (C B VAN	CITY INVESTORS VIII L L C	CITY INVESTORS VIII L L C	415 Boren Ave N	14.09	Yes - V	IC-65	Industrial	28,800	0	28,800	1909	48,000	48,000	A
367	198320 0290	Exchange IV/V (SUR LA	CITY INVESTORS VIII L L C	CITY INVESTORS VIII L L C	410 Terry Ave N	14.09	Yes - V	IC-65	Industrial	41,400	0	41,400	1929	29,974	29,974	A
368	198320 0325	HUGH MCNIVEN CO	CITY INVESTORS XVI LLC	CITY INVESTORS XVI LLC	1021 Mercer St	14.02	Yes - V	IC-65	Industrial	27,917	0	27,917	1953	26,226	26,226	A
369	198320 0345	WAREHOUSE	Comer Bernard F & Gerrie M	Comer Bernard F & Gerrie M	525 Boren Ave N			IC-65	Industrial	7,200	0	7,200	1928	14,400	14,400	B
370	198320 0350	JADE COMMUNICATIO	JADE INVESTMENTS LLC	JADE INVESTMENTS LLC	511 Boren Ave N			IC-65	Office	7,200	0	7,200	1926	26,176	26,176	B
371	198320 0355	LITHO BINDERY	Wood Ed	Tnt Letterpress	1016 Republican St			IC-65	Industrial	7,200	0	7,200	1914	15,618	15,618	B
372	198320 0360	CONSOLIDATED WORK	CITY INVESTORS XVI LLC	CITY INVESTORS XVI LLC	500 Terry Ave N	14.02	Yes - V	IC-65	Industrial	20,700	0	20,700	1950	22,010	22,010	A

	3-29-06	LID Property Summary											
		South Lake Union Street Car											
		Final Special Benefits Study											
				Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
327	197720 1125	TRUST PARKING	Inn At Pike Place Llc	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
328	197720 1130	VACANT RETAIL STORE	Tcl Llc	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
329	197720 1135	SWIFTY PRINTING	Nikfard Bijan & George	Yes	Retail	\$3,898,800	\$3,918,300	\$19,500	\$19,500	0.03%	\$1.50	\$7,366	\$0.57
330	197720 1140	THE PALLADIAN APARTMENTS	Cohanim Bahram & Porta Lee	Yes	Apartment	\$4,577,400	\$4,577,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
331	872969 0010	2024 Third Ave/YWCA G	Ywca & Seattle	Yes	Apartment	\$4,718,200	\$4,718,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
332	197720 1210	RALPHS MARKET & DRIVE	Cohen Joseph R	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
333	197720 1215	MINIT-LUBE	MUSICIANS CLUB OF SEA INC	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
334	872969 0020	2024 Third Ave/YWCA G	Angelines Llc	Yes	Apartment	\$7,863,600	\$7,863,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
335	197720 1225		II Third & Virginia Llc	No	Vacant/Int.	\$1,782,000	\$1,799,800	\$17,800	\$17,800	0.03%	\$2.75	\$6,724	\$1.04
336	197720 1230	STRATFORD ON FOURTH	Xerad I Llc	Yes	Apartment	\$3,648,600	\$3,666,900	\$18,300	\$18,300	0.03%	\$2.82	\$6,913	\$1.07
337	197720 1231	SURFACE PARKING LOT	Aquila Anna G	No	Vacant/Int.	\$1,425,600	\$1,439,900	\$14,300	\$14,300	0.02%	\$2.21	\$5,402	\$0.83
338	197720 1240	PARKING LOT	II Third & Virginia Llc	No	Vacant/Int.	\$1,782,000	\$1,799,800	\$17,800	\$17,800	0.03%	\$2.75	\$6,724	\$1.04
339	197720 1245	MARSHALL BUILDING	MARSHALL BUILDING II LLC	Yes	Office	\$5,306,900	\$5,306,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
340	197720 1255	VACANT	II Third & Virginia Llc	No	Vacant/Int.	\$1,782,000	\$1,799,800	\$17,800	\$17,800	0.03%	\$2.75	\$6,724	\$1.04
341	197720 1260	SECURITIES MARKET	Washington Securities Co	Yes	Office	\$34,301,500	\$34,301,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
342	197720 1280	SECURITIES MARKET	Washington Securities Co	Yes	Office	----- w/197720 1260 -----			\$0	0.00%	\$0.00	\$0	\$0.00
343	197720 1295	SECURITIES MARKET	Washington Securities Co	Yes	Office	----- w/197720 1260 -----			\$0	0.00%	\$0.00	\$0	\$0.00
344	197720 1315	SECURITIES BUILDING	Washington Securities Co	Yes	Office	----- w/197720 1260 -----			\$0	0.00%	\$0.00	\$0	\$0.00
345	197720 1320	BON - MACY'S DOWNTOWN	ASTORIA REALTY INC	Yes	Retail	\$69,000,700	\$69,612,200	\$611,500	\$611,500	0.88%	\$7.54	\$230,993	\$2.85
346	198320 0005	BOISE OFFICE FURNITURE	SEATTLE BIOTECHNOLOGY LLC	No	Vacant/Int.	\$1,853,300	\$2,001,500	\$148,200	\$148,200	0.21%	\$11.44	\$55,982	\$4.32
347	198320 0015	WESTLAKE ELECTRONICS	GRANARD BROTHERS LLC	No	Vacant/Int.	\$1,853,300	\$2,001,500	\$148,200	\$148,200	0.21%	\$11.44	\$55,982	\$4.32
348	198320 0025	HONEYCHURCH ANTIC	411 WESTLAKE LLC	No	Vacant/Int.	\$926,600	\$1,000,800	\$74,200	\$74,200	0.11%	\$11.45	\$28,029	\$4.33
349	198320 0030	NAPA AUTO PARTS & SERVICE	Forsberg Walter A	No	Vacant/Int.	\$926,600	\$1,000,800	\$74,200	\$74,200	0.11%	\$11.45	\$28,029	\$4.33
350	198320 0035	OFFICE-INTERIM USE	CITY INVESTORS VIII L L C	No	Vacant/Int.	\$1,872,000	\$1,984,300	\$112,300	\$112,300	0.16%	\$7.80	\$42,421	\$2.95
351	198320 0045	EMPLOYEE PARKING	CITY INVESTORS VII LLC	No	Vacant/Int.	\$3,744,000	\$3,968,600	\$224,600	\$224,600	0.32%	\$7.80	\$84,842	\$2.95
352	198320 0065	USED CAR LOT - LANE	CITY INVESTORS XX LLC	No	Vacant/Int.	\$8,142,000	\$8,793,400	\$651,400	\$651,400	0.94%	\$10.56	\$246,065	\$3.99
353	198320 0075	PACIFIC USED CARS	CITY INVESTORS XX LLC	No	Vacant/Int.	\$1,283,000	\$1,385,700	\$102,700	\$102,700	0.15%	\$10.57	\$38,795	\$3.99
354	198320 0085		515 WESTLAKE BLDNG LLC	No	Vacant/Int.	\$1,283,000	\$1,385,700	\$102,700	\$102,700	0.15%	\$10.57	\$38,795	\$3.99
355	198320 0090	ANTIQUE DISTRIBUTOR	REISCHLING BUILDING LLC	Yes	Industrial	\$1,477,400	\$1,499,600	\$22,200	\$22,200	0.03%	\$3.43	\$8,386	\$1.29
356	198320 0095	ANTIQUE LIQUIDATOR	STROPLE FAMILY TRUST	Yes	Retail	\$2,924,100	\$3,011,800	\$87,700	\$87,700	0.13%	\$13.53	\$33,129	\$5.11
357	198320 0150	Exchange II (SURFACE)	LAKE UNION I LLC	No	Vacant/Int.	\$4,414,400	\$4,767,600	\$353,200	\$353,200	0.51%	\$13.20	\$133,421	\$4.99
358	198320 0160	Exchange II (ROSEN BUI	LAKE UNION I LLC	No	Vacant/Int.	\$3,415,500	\$3,688,700	\$273,200	\$273,200	0.39%	\$13.20	\$103,201	\$4.99
359	198320 0170	FACTION	CITY INVESTORS IX LLC	Yes	Retail	\$6,119,900	\$6,303,400	\$183,500	\$183,500	0.26%	\$14.16	\$69,317	\$5.35
360	198320 0180	VACANT BEST STORE	CITY INVESTORS IX LLC	Yes	Retail	\$6,809,500	\$7,013,800	\$204,300	\$204,300	0.29%	\$8.13	\$77,174	\$3.07
361	198320 0196	CLEMENTS & RICE OFF	CITY INVESTORS IX L L C	Yes	Office	\$1,675,800	\$1,700,900	\$25,100	\$25,100	0.04%	\$3.27	\$9,481	\$1.23
362	198320 0200	ROSETTA BIOSOFTWA	LAKE UNION II LLC	Yes	Office	\$26,097,700	\$26,489,200	\$391,500	\$391,500	0.56%	\$9.22	\$147,889	\$3.48
363	198320 0230	FIRESTONE TIRE AND	Bfs Retail	No	Vacant/Int.	\$2,779,900	\$3,002,300	\$222,400	\$222,400	0.32%	\$11.44	\$84,011	\$4.32
364	198320 0245	CITY INVESTORS (428)	428 WESTLAKE LLC	Yes	Office	\$15,741,400	\$15,977,500	\$236,100	\$236,100	0.34%	\$12.15	\$89,186	\$4.59
365	198320 0260	Exchange IV/V (SEATTL	CITY INVESTORS VIII L L C	No	Vacant/Int.	\$1,800,000	\$1,944,000	\$144,000	\$144,000	0.21%	\$10.00	\$54,396	\$3.78
366	198320 0270	Exchange IV/V (C B V	CITY INVESTORS VIII L L C	No	Vacant/Int.	\$3,600,000	\$3,888,000	\$288,000	\$288,000	0.42%	\$10.00	\$108,792	\$3.78
367	198320 0290	Exchange IV/V (SUR LA	CITY INVESTORS VIII L L C	No	Vacant/Int.	\$5,175,000	\$5,589,000	\$414,000	\$414,000	0.60%	\$10.00	\$156,388	\$3.78
368	198320 0325	HUGH MCNIVEN CO	CITY INVESTORS XVI LLC	No	Vacant/Int.	\$3,070,900	\$3,316,500	\$245,600	\$245,600	0.35%	\$8.80	\$92,775	\$3.32
369	198320 0345	WAREHOUSE	Comer Bernard F & Gerrie M	No	Vacant/Int.	\$720,000	\$763,200	\$43,200	\$43,200	0.06%	\$6.00	\$16,319	\$2.27
370	198320 0350	JADE COMMUNICATIO	JADE INVESTMENTS LLC	Yes	Office	\$3,108,400	\$3,139,500	\$31,100	\$31,100	0.04%	\$4.32	\$11,748	\$1.63
371	198320 0355	LITHO BINDERY	Wood Ed	No	Vacant/Int.	\$720,000	\$763,200	\$43,200	\$43,200	0.06%	\$6.00	\$16,319	\$2.27
372	198320 0360	CONSOLIDATED WORK	CITY INVESTORS XVI LLC	No	Vacant/Int.	\$2,277,000	\$2,459,200	\$182,200	\$182,200	0.26%	\$8.80	\$68,826	\$3.32

	3-29-06	LID Property Summary															
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LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
373	198320 0375	CONSOLIDATED WORK	CITY INVESTORS XVI LLC	No	Vacant/Int.	\$2,942,900	\$3,178,400	\$235,500	\$235,500	0.34%	\$8.80	\$88,960	\$3.33
374	198320 0395	PARKING	CITY INVESTORS XI LLC	No	Vacant/Int.	\$3,975,800	\$4,293,900	\$318,100	\$318,100	0.46%	\$10.56	\$120,162	\$3.99
375	198320 0405	MCNIVEN ROOFING	CITY INVETORES XI LLC	No	Vacant/Int.	\$3,975,800	\$4,293,900	\$318,100	\$318,100	0.46%	\$10.56	\$120,162	\$3.99
376	198320 0415	TEXACO	CITY INVESTORS XI LLC	No	Vacant/Int.	\$2,027,500	\$2,189,700	\$162,200	\$162,200	0.23%	\$10.56	\$61,271	\$3.99
377	198320 0416	WEST MARINE	Heglund A Jr	Yes	Retail	\$6,714,600	\$6,916,000	\$201,400	\$201,400	0.29%	\$13.64	\$76,079	\$5.15
378	198320 0425	BURGER KING & YASU	CITY INVESTORS XIII LLC	No	Vacant/Int.	\$3,003,700	\$3,244,000	\$240,300	\$240,300	0.35%	\$8.36	\$90,773	\$3.16
379	198320 0450	MARINA/RESTAURANT	CITY INVESTORS XIII LLC	No	Vacant/Int.	\$11,272,300	\$12,174,100	\$901,800	\$901,800	1.30%	\$8.36	\$340,654	\$3.16
380	198320 0451	DNR LEASE 20-010916	CITY INVESTORS XIII LLC	No	Vacant/Int.	\$2,270,700	\$2,452,300	\$181,600	\$181,600	0.26%	\$8.36	\$68,599	\$3.16
381	198320 0475	SLU MAINTENANCE B	CITY OF SEATTLE	No	Vacant/Int.	\$1,217,200	\$1,314,500	\$97,300	\$97,300	0.14%	\$10.55	\$36,755	\$3.99
382	198320 0480		CITY OF SEATTLE	No	Vacant/Int.	\$1,221,500	\$1,319,300	\$97,800	\$97,800	0.14%	\$10.57	\$36,944	\$3.99
383	198320 0485	CASTLE SUPERSTORE	CITY OF SEATTLE	No	Vacant/Int.	\$2,455,700	\$2,652,200	\$196,500	\$196,500	0.28%	\$10.56	\$74,228	\$3.99
384	198320 0495	TOW LOT	CITY INVESTORS XI LLC	No	Vacant/Int.	\$1,234,200	\$1,332,900	\$98,700	\$98,700	0.14%	\$10.56	\$37,284	\$3.99
385	198320 0500	TOW LOT	CITY INVESTORS XI LLC	No	Vacant/Int.	\$1,238,600	\$1,337,600	\$99,000	\$99,000	0.14%	\$10.55	\$37,397	\$3.99
386	198320 0505	WAREHOUSE & OFFICE	CITY INVESTORS XI LLC	No	Vacant/Int.	\$3,263,000	\$3,524,100	\$261,100	\$261,100	0.38%	\$10.56	\$98,630	\$3.99
387	198320 0525	SERVICE REPAIR/AUTO	CITY INVESTORS XI LLC	No	Vacant/Int.	\$1,631,500	\$1,762,000	\$130,500	\$130,500	0.19%	\$10.56	\$49,296	\$3.99
388	198320 0533	ABANDONED SPUR RA	CITY INVESTORS XI LLC	No	Vacant/Int.	\$807,800	\$872,500	\$64,700	\$64,700	0.09%	\$10.57	\$24,440	\$3.99
389	198320 0535	FAR FETCHED IMPORT	LOWEN FAMILY	Yes	Industrial	\$4,058,300	\$4,088,800	\$30,500	\$12,961	0.02%	\$1.11	\$4,896	\$0.42
390	198320 0536	PARKING	LOWEN FAMILY	Yes	Industrial	----- w/198320 0535 -----			\$6,942	0.01%	\$1.11	\$2,622	\$0.42
391	198320 0540	FAR FETCHED IMPORT	LOWEN FAMILY	Yes	Industrial	----- w/198320 0535 -----			\$10,597	0.02%	\$1.11	\$4,003	\$0.42
392	198320 0545	COLOR SERVICE INC	509 FAIRVIEW PARTNERS LLC	No	Vacant/Int.	\$3,018,300	\$3,139,100	\$120,800	\$120,800	0.17%	\$4.20	\$45,632	\$1.59
393	198320 0560	4 BLDGS 16 UNITS	REPUBLICAN STREET APARTM	No	Vacant/Int.	\$1,013,000	\$1,053,600	\$40,600	\$40,600	0.06%	\$4.21	\$15,337	\$1.59
394	198320 0585	DUCKY'S OFFICE FURN	CITY INVESTORS XI LLC	No	Vacant/Int.	\$5,596,800	\$5,820,700	\$223,900	\$223,900	0.32%	\$4.40	\$84,578	\$1.66
395	198320 0605	OPTECH CAMERA SUPP	Slotboom David R & Claudia M	No	Vacant/Int.	\$1,020,200	\$1,061,000	\$40,800	\$40,800	0.06%	\$4.20	\$15,412	\$1.59
396	198320 0610	WAREHOUSE	WOLD-411 PROPERTY LLC	No	Vacant/Int.	\$1,023,600	\$1,064,600	\$41,000	\$41,000	0.06%	\$4.21	\$15,488	\$1.59
397	198320 0615	HENRY R. WOLD BLDG	WOLD-411 PROPERTY LLC	No	Vacant/Int.	\$2,057,600	\$2,139,900	\$82,300	\$82,300	0.12%	\$4.20	\$31,089	\$1.59
398	198320 0625	SCANNER	FAIRVIEW PARTNERS	No	Vacant/Int.	\$1,239,600	\$1,289,200	\$49,600	\$49,600	0.07%	\$4.20	\$18,736	\$1.59
399	198320 0626	VACANT	WOLD-411 PROPERTY LLC	No	Vacant/Int.	\$792,000	\$823,700	\$31,700	\$31,700	0.05%	\$4.00	\$11,975	\$1.51
400	198320 0635	WHALE BLDG	WOLD-BOREN PROPERTY LLC	No	Vacant/Int.	\$720,000	\$748,800	\$28,800	\$28,800	0.04%	\$4.00	\$10,879	\$1.51
401	198320 0645	LAKE UNION WHOLES	LAKE UNION INVESTORS LLC	No	Vacant/Int.	\$2,160,000	\$2,246,400	\$86,400	\$86,400	0.12%	\$4.00	\$32,637	\$1.51
402	198320 0655	PKG FOR DUCKY'S/OLI	CITY INVESTORS XI LLC	No	Vacant/Int.	\$1,440,000	\$1,497,600	\$57,600	\$57,600	0.08%	\$4.00	\$21,758	\$1.51
403	198420 0035	SHURGARD CORPORA	SHURGARD STORAGE CENTER	Yes	Industrial	\$14,376,600	\$14,592,200	\$215,600	\$215,600	0.31%	\$2.34	\$81,443	\$0.88
404	198420 0065	MARRIOTT RESIDENCE	LAKE UNION HOTEL ASSOC LP	Yes	Hotel	\$44,460,000	\$45,793,800	\$1,333,800	\$1,333,800	1.92%	\$18.70	\$503,841	\$7.06
405	198420 0105	FHCRC -	FRED HUTCHINSON CANCER R	Yes	Office	\$250,741,900	\$254,503,000	\$3,761,100	\$271,178	0.39%	\$8.17	\$102,437	\$3.09
406	198420 0130	FHCRC PHASE IV	FRED HUTCHINSON CANCER R	Yes	Office	----- w/198420 0105 -----			\$141,676	0.20%	\$8.17	\$53,518	\$3.09
407	198420 0135	FHCRC PHASE IV PUBL	FRED HUTCHINSON CANCER R	Yes	Office	----- w/198420 0105 -----			\$425,027	0.61%	\$8.17	\$160,553	\$3.09
408	198420 0160	FHCRC	Fred Hutchinson	Yes	Office	----- w/198420 0105 -----			\$215,888	0.31%	\$8.17	\$81,551	\$3.09
409	198420 0185	FHCRC - ADMINISTRAT	FRED HUTCHINSON CANCER R	Yes	Office	----- w/198420 0105 -----			\$480,047	0.69%	\$8.17	\$181,337	\$3.09
410	198420 0205	HUTCH KIDS CHILDCA	Dierickx William A	No	Vacant/Int.	\$1,728,000	\$1,866,200	\$138,200	\$138,200	0.20%	\$9.60	\$52,205	\$3.63
411	198420 0215	FHCRC OFFICE BLDG	Dodd Brian J	Yes	Office	\$1,714,800	\$1,740,500	\$25,700	\$25,700	0.04%	\$2.38	\$9,708	\$0.90
412	198420 0216	INDUSTRIAL BLDG	FRED HUTCHINSON CANCER R	No	Vacant/Int.	\$432,000	\$466,600	\$34,600	\$34,600	0.05%	\$9.61	\$13,070	\$3.63
413	198420 0240	VACANT LAND	Sirkin Donald	Yes	Office	\$8,110,600	\$8,171,400	\$60,800	\$1,623	0.00%	\$1.55	\$613	\$0.58
414	198420 0260	NW PLAN CTR PARKIN	DATA & STAFF SERVICE	Yes	Office	----- w/198420 0240 -----			\$8,351	0.01%	\$1.55	\$3,154	\$0.58
415	198420 0270	CRAFTSMAN PRESS W	FRED HUTCHINSON CANCER R	No	Vacant/Int.	\$1,728,000	\$1,866,200	\$138,200	\$138,200	0.20%	\$9.60	\$52,205	\$3.63
416	198420 0280	CONTRACTORS BONDI	Sirkin Donald	Yes	Office	----- w/198420 0240 -----			\$40,247	0.06%	\$1.55	\$15,203	\$0.58
417	198420 0291	VACANT LAND	Sirkin Donald	Yes	Office	----- w/198420 0240 -----			\$10,579	0.02%	\$1.55	\$3,996	\$0.58
418	198420 0396	FHCRC - PARKING LOT	FRED HUTCHINSON CANCER R	Yes	Office	----- w/198420 0105 -----			\$157,853	0.23%	\$8.17	\$59,629	\$3.09

	3-29-06	LID Property Summary																
		South Lake Union Street Car																
		Final Special Benefits Study																
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Owner Name (Last, First) Preliminary Roll	Street Address	Larger Parcel	LP Confirm	Analysis Zoning	Current Use	Total Lot Size	Unusable Areas	Net Usable	Year Built	Gross Bldg SF	Net Bldg SF	BCA Zone		
419	198420 0411	FRED HUTCHINSON CA	FRED HUTCHINSON CANCER R	FRED HUTCHINSON CANCER R	1100 Fairview A	20.01	Yes - I	C2-85	Office	75,600	0	75,600	0	0	0	A		
420	198420 0455	FRED HUTCHINSON CA	FRED HUTCHINSON CANCER R	FRED HUTCHINSON CANCER R	1100 Fairview A	20.01	Yes - I	C2-65	Office	177,682	0	177,682	1997	284,240	227,120	A		
421	198620 0035	VACANT LOT	CITY INVESTORS IV L L C	CITY INVESTORS IV L L C	900 E Denny Wa	14.04	No	SM-125	Vacant	79,256	0	79,256	0	0	0	A		
422	198620 0065	QUICK PRINT/VACANT R	Fortuna Sequitur	Fortuna Sequitur	233 Westlake Ave N			SM-85	Retail	6,480	0	6,480	1947	5,805	5,805	A		
423	198620 0070	SELLEN OFFICE BLDG	Westlake Holdings Llc	WESTLAKE HOLDINGS LLC	227 Westlake Av	43	Yes - I	SM-85	Office	6,480	0	6,480	1999	57,658	22,157	A		
424	198620 0075		Westlake Holdings Llc	WESTLAKE HOLDINGS LLC	223 Westlake Av	43	Yes - I	SM-85	Office	6,480	0	6,480	0	0	0	A		
425	198620 0080		Westlake Holdings Llc	WESTLAKE HOLDINGS LLC	219 Westlake Av	43	Yes - I	SM-85	Office	3,240	0	3,240	0	0	0	A		
426	198620 0082		Westlake Holdings Llc	WESTLAKE HOLDINGS LLC	215 Westlake Av	43	Yes - I	SM-85	Office	3,240	0	3,240	0	0	0	A		
427	198620 0085	MORNINGSIDE ACADE	IN SITE PROPERTIES LLC	IN SITE PROPERTIES LLC	201 Westlake Ave N			SM-85	Office	12,960	0	12,960	1923	12,960	12,960	A		
428	198620 0095	PKG FOR FREDERICK C	CITY INVESTORS IV L L C	CITY INVESTORS IV L L C	200 9th Ave N	14.00	No	SM-85	Parking	14,400	0	14,400	0	0	0	B		
429	198620 0105	A-ONE ORN IRON WOR	Jamig Shirley	Jamig Shirley	216 9th Ave N			SM-85	Industrial	7,200	0	7,200	1945	5,600	5,600	B		
430	198620 0110	SELLEN CONST CO	R2H2 LLC	R2H2 LLC	228 9th Ave N	30	No	SM-85	Office	7,200	0	7,200	1928	2,400	2,400	B		
431	198620 0115	OFFICE	SELLEN-REDMAN LIMITED PA	SELLEN-REDMAN LIMITED PA	228 9th Ave N			SM-85	Office	7,200	0	7,200	1940	8,544	8,544	B		
432	198620 0120	JONES SODA CO.	R2H2 LLC	R2H2 LLC	234 9th Ave N	30	No	SM-85	Office	7,200	0	7,200	1940	6,528	6,528	B		
433	198620 0125	PNTA	333 WESTLAKE LLC	333 WESTLAKE LLC	333 Westlake Ave N			SM-85	Retail	6,480	0	6,480	1923	13,104	13,104	A		
434	198620 0130	ADVERTISING SVCS IN	Van Norman John D	Van Norman John D	325 Westlake Ave N			SM-85	Office	6,480	0	6,480	1927	9,720	9,720	A		
435	198620 0135	SEATTLE BIOMEDICAL	307 WESTLAKE LLC	307 WESTLAKE LLC	307 Westlake Av	14.00	No	SM-85	Office	25,920	0	25,920	2003	159,700	109,046	A		
436	198620 0155	HEET OFC BLDG	Apostle Andrew	Apostle Andrew	900 Thomas St			SM-85	Office	7,200	0	7,200	1920	6,396	6,396	B		
437	198620 0160	UNITED ELECTRIC MO	Heggie Hazel A	Heggie Hazel A	308 9th Ave N			SM-85	Retail	7,200	0	7,200	1925	7,200	7,200	B		
438	198620 0165	KREKOW JENNINGS, IN	312 NINTH AVENUE NORTH IN	312 NINTH AVENUE NORTH IN	312 9th Ave N			SM-85	Office	7,200	0	7,200	1945	7,200	7,200	B		
439	198620 0170	PKG FOR PARCEL 1986	Sinclair Lee E & Mary H	Sinclair Lee E & Mary H	316 9th Ave N	33	Yes - V	SM-85	Parking	7,200	0	7,200	0	0	0	B		
440	198620 0175	KAUFER'S CHRISTIAN	Sinclair Lee E & Mary H	Sinclair Lee E & Mary H	901 Harrison St	33	Yes - V	SM-85	Retail	14,400	0	14,400	1927	15,873	15,873	B		
441	198620 0185	Group Health (OFFICE/IN	CITY INVESTORS V LLC	CITY INVESTORS V LLC	970 Thomas St	14.13	Yes - I	IC-65	Office	41,400	0	41,400	2006	320,000	285,000	A		
442	198620 0215	Group Health (TRICK & N	CITY INVESTORS V L L C	CITY INVESTORS V L L C	300 Westlake Av	14.13	Yes - I	SM-85	Office	16,200	0	16,200	0	0	0	A		
443	198620 0226	Group Health (ALLIED S	CITY INVESTORS V LLC	Dax Deral & Linda	316 Westlake Av	14.13	Yes - I	SM-85	Office	3,240	0	3,240	0	0	0	A		
444	198620 0230	Group Health (OMNI EXH	Westlake Storage Llc	WESTLAKE STORAGE LLC	318 Westlake Av	14.13	Yes - I	SM-85	Office	6,480	0	6,480	0	0	0	A		
445	198620 0235	Group Health (RETAIL)	Westlake Storage Llc	WESTLAKE STORAGE LLC	328 Westlake Av	14.13	Yes - I	SM-85	Office	12,960	0	12,960	0	0	0	A		
446	198620 0245	SEATTLE COMMERCIAL	Terry & Thomas Llc	Griegling Benson (TERRY & THO	971 Thomas St	8	Yes - V	IC-85	Industrial	13,800	0	13,800	1926	27,600	27,600	A		
447	198620 0255	TERRY BLDG	McDonald & Mcdonald	McDonald	219 Terry Ave N			IC-85	Industrial	13,800	0	13,800	1928	29,400	29,400	B		
448	198620 0265	47 PRODUCTIONS	KWP INC	KWP INC	201 Terry Ave N			IC-85	Industrial	13,800	0	13,800	1951	12,960	12,960	B		
449	198620 0275	RETAIL	ROGERS WESTLAKE FAMILY L	ROGERS WESTLAKE FAMILY L	202 Westlake Ave N			SM-85	Retail	19,440	0	19,440	1947	19,440	19,440	A		
450	198620 0290	ANTIQUE MALL	222 WESTLAKE LLC	Griegling Benson (222 WESTLAKE	222 Westlake Av	8	Yes - V	SM-85	Retail	6,480	0	6,480	1923	12,960	12,960	A		
451	198620 0295	ATHLETIC SUPPLY CO	ENGSTROM PROPERTIES LLC	ENGSTROM & LAMBERT REAL	224 Westlake Ave N			SM-85	Retail	6,480	0	6,480	1926	35,780	15,250	A		
452	198620 0300	ASSOC PKG FOR TRICK	CITY INVESTORS V L L C	CITY INVESTORS V L L C	230 Westlake Av	14.13	Yes - V	SM-85	Parking	6,480	0	6,480	0	0	0	A		
453	198620 0305	OFFICE BUILDING	LOW INCOME HOUSING INSTI	Youtheare	975 John St			SM-125	Office	13,800	0	13,800	1923	41,400	27,600	B		
454	198620 0310	PKG LOT & ASSOC PKG	Matty Barbara	Brooke Matty	120 Terry Ave N	11	Yes - V	SM-125	Parking	12,800	0	13,800	0	0	0	B		
455	198620 0320	FUTON	Matty Barbara	Brooke Matty	964 Denny Way	11	Yes - V	SM-125	Industrial	14,400	0	14,400	1927	55,200	55,200	B		
456	198620 0325	VACANT PARCEL	CITY INVESTORS III L L C	CITY INVESTORS III L L C	100 Westlake Av	14.04	Yes - V	SM-125	Vacant	13,032	0	13,032	0	0	0	A		
457	198620 0330	SERVICE FIRST COLLIS	Brotherton W F	Brotherton W F	114 Westlake Av	14.04	Yes - V	SM-125	Industrial	6,408	0	6,408	1925	21,800	21,800	A		
458	198620 0335	C H HOLDERBY CO	Allen Earnest E & Irene A	Allen Earnest E & Irene A	120 Westlake Av	14.04	Yes - V	SM-125	Retail	6,480	0	6,480	1919	13,440	13,440	A		
459	198620 0340	VACANT BUILDING	CITY INVESTORS III LLC	CITY INVESTORS III LLC	128 Westlake Av	14.04	Yes - V	SM-125	Industrial	6,480	0	6,480	1920	12,960	12,960	A		
460	198620 0345	ASSOC PKG FOR NELSON	CITY INVESTORS III LLC	CITY INVESTORS III LLC	130 Westlake Av	14.04	Yes - V	SM-125	Parking	6,480	0	6,480	0	0	0	A		
461	198620 0350	PKG FOR SEATTLE TIM	CITY INVESTORS XVII LLC	CITY INVESTORS XVII LLC	*no Site Address	14.26	Yes - V	IC-85	Parking	32,640	0	32,640	0	0	0	B		
462	198620 0370	THE BOREN BLDG	CITY INVESTORS XVII LLC	CITY INVESTORS XVII LLC	201 Boren Ave N	14.26	Yes - V	IC-85	Office	14,400	0	14,400	1954	10,310	10,310	B		
463	198620 0380	FRED ROGERS BLDG-S	F/F ROGERS FAMILY LIMITED	F/F ROGERS FAMILY LIMITED	200 Terry Ave N			IC-85	Industrial	46,770	0	46,770	1954	67,380	67,380	A		
464	198620 0410	PKG FOR P & G PLANT	CITY INVESTORS XVII LLC	CITY INVESTORS XVII LLC	325 Boren Ave N	14.27	Yes - V	IC-65	Parking	14,400	0	14,400	0	0	0	A		

	3-29-06	LID Property Summary												
		South Lake Union Street Car												
		Final Special Benefits Study												
					Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass/SSF Land	
419	198420 0411	FRED HUTCHINSON CA	FRED HUTCHINSON CANCER R	Yes	Office	----- w/198420 0105 -----			\$617,687	0.89%	\$8.17	\$233,330	\$3.09	
420	198420 0455	FRED HUTCHINSON CA	FRED HUTCHINSON CANCER R	Yes	Office	----- w/198420 0105 -----			\$1,451,744	2.09%	\$8.17	\$548,394	\$3.09	
421	198620 0035	VACANT LOT	CITY INVESTORS IV L L C	No	Vacant/Int.	----- w/022800 0005 -----			\$2,352,079	3.39%	\$29.68	\$888,494	\$11.21	
422	198620 0065	QUIK PRINT/VACANT R	Fortuna Sequitur	No	Vacant/Int.	\$926,600	\$1,000,800	\$74,200	\$74,200	0.11%	\$11.45	\$28,029	\$4.33	
423	198620 0070	SELLEN OFFICE BLDG	Westlake Holdings Llc	Yes	Office	\$4,469,800	\$4,536,900	\$67,100	\$22,367	0.03%	\$3.45	\$8,449	\$1.30	
424	198620 0075		Westlake Holdings Llc	Yes	Office	----- w/198620 0070 -----			\$22,367	0.03%	\$3.45	\$8,449	\$1.30	
425	198620 0080		Westlake Holdings Llc	Yes	Office	----- w/198620 0070 -----			\$11,183	0.02%	\$3.45	\$4,224	\$1.30	
426	198620 0082		Westlake Holdings Llc	Yes	Office	----- w/198620 0070 -----			\$11,183	0.02%	\$3.45	\$4,224	\$1.30	
427	198620 0085	MORNINGSIDE ACADE	IN SITE PROPERTIES LLC	No	Vacant/Int.	\$1,853,300	\$2,001,500	\$148,200	\$148,200	0.21%	\$11.44	\$55,982	\$4.32	
428	198620 0095	PKG FOR FREDERICK C	CITY INVESTORS IV L L C	No	Vacant/Int.	\$1,872,000	\$1,984,300	\$112,300	\$112,300	0.16%	\$7.80	\$42,421	\$2.95	
429	198620 0105	A-ONE ORN IRON WOR	Jamig Shirley	No	Vacant/Int.	\$936,000	\$992,200	\$56,200	\$56,200	0.08%	\$7.81	\$21,229	\$2.95	
430	198620 0110	SELLEN CONST CO	R2H2 LLC	No	Vacant/Int.	\$936,000	\$992,200	\$56,200	\$56,200	0.08%	\$7.81	\$21,229	\$2.95	
431	198620 0115	OFFICE	SELLEN-REDMAN LIMITED PA	No	Vacant/Int.	\$936,000	\$992,200	\$56,200	\$56,200	0.08%	\$7.81	\$21,229	\$2.95	
432	198620 0120	JONES SODA CO.	R2H2 LLC	No	Vacant/Int.	\$936,000	\$992,200	\$56,200	\$56,200	0.08%	\$7.81	\$21,229	\$2.95	
433	198620 0125	PNTA	333 WESTLAKE LLC	No	Vacant/Int.	\$926,600	\$1,000,800	\$74,200	\$74,200	0.11%	\$11.45	\$28,029	\$4.33	
434	198620 0130	ADVERTISING SVCS IN	Van Norman John D	Yes	Office	\$1,154,300	\$1,171,600	\$17,300	\$17,300	0.02%	\$2.67	\$6,535	\$1.01	
435	198620 0135	SEATTLE BIOMEDICAL	307 WESTLAKE LLC	Yes	Office	\$21,998,400	\$22,328,400	\$330,000	\$330,000	0.48%	\$12.73	\$124,657	\$4.81	
436	198620 0155	HEET OFC BLDG	Apostle Andrew	No	Vacant/Int.	\$936,000	\$992,200	\$56,200	\$56,200	0.08%	\$7.81	\$21,229	\$2.95	
437	198620 0160	UNITED ELECTRIC MO	Heggie Hazel A	No	Vacant/Int.	\$936,000	\$992,200	\$56,200	\$56,200	0.08%	\$7.81	\$21,229	\$2.95	
438	198620 0165	KREKOW JENNINGS, IN	312 NINTH AVENUE NORTH IN	No	Vacant/Int.	\$936,000	\$992,200	\$56,200	\$56,200	0.08%	\$7.81	\$21,229	\$2.95	
439	198620 0170	PKG FOR PARCEL 1986	Sinclair Lee E & Mary H	No	Vacant/Int.	\$936,000	\$992,200	\$56,200	\$56,200	0.08%	\$7.81	\$21,229	\$2.95	
440	198620 0175	KAUFER'S CHRISTIAN	Sinclair Lee E & Mary H	No	Vacant/Int.	\$1,872,000	\$1,984,300	\$112,300	\$112,300	0.16%	\$7.80	\$42,421	\$2.95	
441	198620 0185	Group Health (OFFICE/IN	CITY INVESTORS V LLC	Yes	Office	\$75,650,700	\$76,785,500	\$1,134,800	\$585,211	0.84%	\$14.14	\$221,063	\$5.34	
442	198620 0215	Group Health (TRICK & N	CITY INVESTORS V L L C	Yes	Office	----- w/198620 0070 -----			\$228,996	0.33%	\$14.14	\$86,503	\$5.34	
443	198620 0226	Group Health (ALLIED S	CITY INVESTORS V LLC	Yes	Office	----- w/198620 0070 -----			\$45,799	0.07%	\$14.14	\$17,301	\$5.34	
444	198620 0230	Group Health (OMNI EXH	Westlake Storage Llc	Yes	Office	----- w/198620 0070 -----			\$91,598	0.13%	\$14.14	\$34,601	\$5.34	
445	198620 0235	Group Health (RETAIL)	Westlake Storage Llc	Yes	Office	----- w/198620 0070 -----			\$183,196	0.26%	\$14.14	\$69,202	\$5.34	
446	198620 0245	SEATTLE COMMERCIAL	Terry & Thomas Llc	No	Vacant/Int.	\$1,380,000	\$1,490,400	\$110,400	\$110,400	0.16%	\$8.00	\$41,703	\$3.02	
447	198620 0255	TERRY BLDG	McDonald & Mcdonald	No	Vacant/Int.	\$1,380,000	\$1,462,800	\$82,800	\$82,800	0.12%	\$6.00	\$31,278	\$2.27	
448	198620 0265	47 PRODUCTIONS	KWP INC	No	Vacant/Int.	\$1,380,000	\$1,462,800	\$82,800	\$82,800	0.12%	\$6.00	\$31,278	\$2.27	
449	198620 0275	RETAIL	ROGERS WESTLAKE FAMILY L	No	Vacant/Int.	\$2,779,900	\$3,002,300	\$222,400	\$222,400	0.32%	\$11.44	\$84,011	\$4.32	
450	198620 0290	ANTIQUE MALL	222 WESTLAKE LLC	No	Vacant/Int.	\$926,600	\$1,000,800	\$74,200	\$74,200	0.11%	\$11.45	\$28,029	\$4.33	
451	198620 0295	ATHLETIC SUPPLY CO	ENGSTROM PROPERTIES LLC	Yes	Retail	\$2,293,900	\$2,362,700	\$68,800	\$68,800	0.10%	\$10.62	\$25,989	\$4.01	
452	198620 0300	ASSOC PKG FOR TRICK	CITY INVESTORS V L L C	No	Vacant/Int.	\$926,600	\$1,000,800	\$74,200	\$74,200	0.11%	\$11.45	\$28,029	\$4.33	
453	198620 0305	OFFICE BUILDING	LOW INCOME HOUSING INSTI	Yes	Office	\$3,277,500	\$3,310,300	\$32,800	\$32,800	0.05%	\$2.38	\$12,390	\$0.90	
454	198620 0310	PKG LOT & ASSOC PKG	Matty Barbara	No	Vacant/Int.	\$1,794,000	\$1,901,600	\$107,600	\$107,600	0.16%	\$7.80	\$40,646	\$2.95	
455	198620 0320	FUTON	Matty Barbara	No	Vacant/Int.	\$2,059,200	\$2,182,800	\$123,600	\$123,600	0.18%	\$8.58	\$46,690	\$3.24	
456	198620 0325	VACANT PARCEL	CITY INVESTORS III L L C	No	Vacant/Int.	----- w/022800 0005 -----			\$386,750	0.56%	\$29.68	\$146,094	\$11.21	
457	198620 0330	SERVICE FIRST COLLIS	Brotherton W F	No	Vacant/Int.	----- w/022800 0005 -----			\$190,170	0.27%	\$29.68	\$71,836	\$11.21	
458	198620 0335	C H HOLDERBY CO	Allen Earnest E & Irene A	No	Vacant/Int.	----- w/022800 0005 -----			\$192,307	0.28%	\$29.68	\$72,644	\$11.21	
459	198620 0340	VACANT BUILDING	CITY INVESTORS III LLC	No	Vacant/Int.	----- w/022800 0005 -----			\$192,307	0.28%	\$29.68	\$72,644	\$11.21	
460	198620 0345	ASSOC PKG FOR NELSON	CITY INVESTORS III LLC	No	Vacant/Int.	----- w/022800 0005 -----			\$192,307	0.28%	\$29.68	\$72,644	\$11.21	
461	198620 0350	PKG FOR SEATTLE TIM	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$3,264,000	\$3,459,800	\$195,800	\$195,800	0.28%	\$6.00	\$73,963	\$2.27	
462	198620 0370	THE BOREN BLDG	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$1,440,000	\$1,526,400	\$86,400	\$86,400	0.12%	\$6.00	\$32,637	\$2.27	
463	198620 0380	FRED ROGERS BLDG-S	F/F ROGERS FAMILY LIMITED I	No	Vacant/Int.	\$4,677,000	\$5,051,200	\$374,200	\$374,200	0.54%	\$8.00	\$141,354	\$3.02	
464	198620 0410	PKG FOR P & G PLANT	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$1,440,000	\$1,555,200	\$115,200	\$115,200	0.17%	\$8.00	\$43,517	\$3.02	

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				Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
465	198620 0418	PKG FOR MINOR #0420	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$720,000	\$777,600	\$57,600	\$57,600	0.08%	\$8.00	\$21,758	\$3.02
466	198620 0420	SEATTLE TIMES	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$2,160,000	\$2,332,800	\$172,800	\$172,800	0.25%	\$8.00	\$65,275	\$3.02
467	198620 0440	BIO RAD LABORATORY	GENETIC SYSTEMS CORP	Yes	Office	\$2,382,100	\$2,417,900	\$35,800	\$35,800	0.05%	\$2.59	\$13,523	\$0.98
468	198620 0450	TERRY AVENUE BUILD	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$1,380,000	\$1,490,400	\$110,400	\$110,400	0.16%	\$8.00	\$41,703	\$3.02
469	198620 0460	WAREHOUSE BLDG	CITY INVESTORS XXI LLC	No	Vacant/Int.	\$1,380,000	\$1,490,400	\$110,400	\$110,400	0.16%	\$8.00	\$41,703	\$3.02
470	198620 0480	FORMER TROY LAUND	Seattle Times Co	Yes	Industrial	\$8,059,300	\$8,119,800	\$60,500	\$60,500	0.09%	\$0.64	\$22,854	\$0.24
471	198620 0515	HOME AND GARDEN F	Seattle Times Co	No	Vacant/Int.	\$1,536,000	\$1,597,400	\$61,400	\$61,400	0.09%	\$4.00	\$23,194	\$1.51
472	198620 0525	SEATTLE TIMES CO	Seattle Times Co	Yes	Industrial	\$18,537,300	\$18,676,300	\$139,000	\$89,551	0.13%	\$0.81	\$33,828	\$0.31
473	198720 0015	VACANT SITE	TOSCO CORPORATION	No	Vacant/Int.	\$2,230,800	\$2,409,300	\$178,500	\$178,500	0.26%	\$10.56	\$67,428	\$3.99
474	198820 1215	VACANT BUILDING	CITY INVESTORS XI LLC	No	Vacant/Int.	\$1,549,800	\$1,565,300	\$15,500	\$15,500	0.02%	\$1.26	\$5,855	\$0.48
475	198820 1235	PHOTOTRONICS?GLAZ	Abdo Victor J & Juanita	No	Vacant/Int.	\$756,000	\$763,600	\$7,600	\$7,600	0.01%	\$1.27	\$2,871	\$0.48
476	198820 1240	SERVICE GARAGE BLD	Eberharter David Michael & Jan	No	Vacant/Int.	\$756,000	\$763,600	\$7,600	\$7,600	0.01%	\$1.27	\$2,871	\$0.48
477	198820 1245	SUNWEST FLOORING	CITY INVESTORS XX LLC	No	Vacant/Int.	\$756,000	\$763,600	\$7,600	\$7,600	0.01%	\$1.27	\$2,871	\$0.48
478	198820 1250	SCHOOL OF VISUAL AR	CITY INVESTORS XX LLC	Yes	Office	\$2,116,100	\$2,116,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
479	198820 1260	PARKING LOT	CITY INVESTORS XX LLC	No	Vacant/Int.	\$831,600	\$839,900	\$8,300	\$8,300	0.01%	\$1.26	\$3,135	\$0.48
480	198820 1285	HOSTESS BAKERY	Continental Baking Co	No	Vacant/Int.	\$6,112,500	\$6,173,600	\$61,100	\$61,100	0.09%	\$1.36	\$23,080	\$0.52
481	198820 1310	THOMPSON PRINTING	King Broadcasting Co	No	Vacant/Int.	\$819,000	\$827,200	\$8,200	\$8,200	0.01%	\$1.37	\$3,098	\$0.52
482	198820 1320	PARKING LOT KING FI	King Broadcasting Co	No	Vacant/Int.	\$884,500	\$893,400	\$8,900	\$8,900	0.01%	\$1.37	\$3,362	\$0.52
483	198820 1325	CLARK CONSTRUCTIO	Clark Don & Geoffery	No	Vacant/Int.	\$884,500	\$893,400	\$8,900	\$8,900	0.01%	\$1.37	\$3,362	\$0.52
484	198820 1350	GLAZER'S WAREHOU	DIAMOND JOEL #9041	No	Vacant/Int.	\$1,872,000	\$1,946,900	\$74,900	\$74,900	0.11%	\$5.20	\$28,293	\$1.96
485	198820 1360	DISPLAY PRODUCTS B	CITY INVESTORS XXII LLC	No	Vacant/Int.	\$1,872,000	\$1,946,900	\$74,900	\$74,900	0.11%	\$5.20	\$28,293	\$1.96
486	198820 1370	DISPLAY PRODUCTS L	CITY INVESTORS XXII LLC	No	Vacant/Int.	\$1,872,000	\$1,946,900	\$74,900	\$74,900	0.11%	\$5.20	\$28,293	\$1.96
487	198820 1380	METAL ARTS GROUP B	METAL ARTS GROUP LTD	No	Vacant/Int.	\$1,638,000	\$1,654,400	\$16,400	\$16,400	0.02%	\$1.37	\$6,195	\$0.52
488	198820 1390	UNITED REPROGRAPH	TINDOLF PROPERTIES LLC	No	Vacant/Int.	\$1,638,000	\$1,654,400	\$16,400	\$16,400	0.02%	\$1.37	\$6,195	\$0.52
489	198820 1400	DAY WIRELESS SYSTE	TINDOLF PROPERTIES LLC	No	Vacant/Int.	\$1,638,000	\$1,654,400	\$16,400	\$16,400	0.02%	\$1.37	\$6,195	\$0.52
490	198820 1410	U S BANK	CITY INVESTORS XII LLC	No	Vacant/Int.	\$4,100,600	\$4,264,600	\$164,000	\$164,000	0.24%	\$5.28	\$61,951	\$1.99
491	198820 1415	PARKING FOR U.S. BAN	CITY INVESTORS XII LLC	No	Vacant/Int.	\$1,689,600	\$1,757,200	\$67,600	\$67,600	0.10%	\$5.28	\$25,536	\$1.99
492	198820 1421	PUGET SOUND ENERG	CITY INVESTORS XII LLC	No	Vacant/Int.	\$570,200	\$593,000	\$22,800	\$22,800	0.03%	\$5.28	\$8,613	\$1.99
493	198820 1430	PARKING	CITY INVESTORS XII LLC	No	Vacant/Int.	\$1,013,800	\$1,054,300	\$40,500	\$40,500	0.06%	\$5.27	\$15,299	\$1.99
494	198820 1435	VACANT BLDG	CITY INVESTORS XII LLC	No	Vacant/Int.	\$2,027,500	\$2,108,600	\$81,100	\$81,100	0.12%	\$5.28	\$30,635	\$1.99
495	198820 1445	WESCOR GRAPHICS	CITY INVESTORS XII LLC	No	Vacant/Int.	\$855,400	\$889,600	\$34,200	\$34,200	0.05%	\$5.28	\$12,919	\$1.99
496	198820 1450	GILBERT & SULLIAN S	CITY INVESTORS XII LLC	No	Vacant/Int.	\$2,566,100	\$2,668,700	\$102,600	\$102,600	0.15%	\$5.28	\$38,757	\$1.99
497	198820 1480	UW PHASE I (BLUE FLA	CITY INVESTORS XII LLC	Yes	Office	\$17,155,300	\$17,284,000	\$128,700	\$128,700	0.19%	\$3.82	\$48,616	\$1.44
498	198820 1485	UW Phase II	CITY INVESTORS INC	No	Vacant/Int.	\$11,818,300	\$12,291,000	\$472,700	\$472,700	0.68%	\$6.60	\$178,562	\$2.49
499	198820 1550	ATHLETIC AWARDS C	Holmes Loren M	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
500	198820 1555	LIGHT MAN/WAREHO		No	Vacant/Int.	\$1,872,000	\$1,946,900	\$74,900	\$74,900	0.11%	\$5.20	\$28,293	\$1.96
501	198820 1565	WA NAT GAS EMPLOY	CITY INVESTORS VII LLC	No	Vacant/Int.	\$2,340,000	\$2,433,600	\$93,600	\$93,600	0.13%	\$6.50	\$35,357	\$2.46
502	198820 1575	WA NAT GAS EMPLOY	CITY INVESTORS VII LLC	No	Vacant/Int.	\$1,170,000	\$1,216,800	\$46,800	\$46,800	0.07%	\$6.50	\$17,679	\$2.46
503	198820 1580	HARRISON APTS	ENLIGHTENMENT INVESTMEN	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
504	198820 1585	OFFICE/WAREHOUSE E	Niese	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
505	198820 1590	SLICES DELI/OFFICE	Two West Commons	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
506	198820 1595	IVEY	C & O MAKENSAY REAL ESTA	No	Vacant/Int.	\$1,872,000	\$1,946,900	\$74,900	\$74,900	0.11%	\$5.20	\$28,293	\$1.96
507	198820 1605	GLAZERS CAMERA SU	Fischler Paul D	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
508	199120 0870	KING BROADCASTING	King Broadcasting Co	Yes	Office	\$25,773,800	\$25,773,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
509	199120 0930	SPEEDY AUTO GLASS	Bennett David & Diana	No	Vacant/Int.	\$819,000	\$827,200	\$8,200	\$8,200	0.01%	\$1.37	\$3,098	\$0.52
510	199120 0935	HOLIDAY INN - SEATT	Rainier Hospitality Llc	Yes	Hotel	\$19,800,000	\$19,899,000	\$99,000	\$99,000	0.14%	\$4.21	\$37,397	\$1.59

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LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
511	199120 0940	HOLIDAY INN EXPRESS	SEQUIM LODGING CORPORATI	Yes	Hotel	\$15,620,000	\$15,698,100	\$78,100	\$78,100	0.11%	\$2.78	\$29,502	\$1.05
512	199120 0970	VACANT OFFICE/LIGHT	Jee Llc	No	Vacant/Int.	\$819,000	\$827,200	\$8,200	\$8,200	0.01%	\$1.37	\$3,098	\$0.52
513	199120 1000	AUTOMATED MAIL SY	Brown R C	No	Vacant/Int.	\$870,200	\$878,900	\$8,700	\$8,700	0.01%	\$1.36	\$3,286	\$0.52
514	199120 1005	COLUMBIA DENTAL G	EWING INVESTMENTS LLC	No	Vacant/Int.	\$819,000	\$827,200	\$8,200	\$8,200	0.01%	\$1.37	\$3,098	\$0.52
515	199120 1010	KMPS-KZOK RADIO	EWING INVESTMENTS LLC	No	Vacant/Int.	\$819,000	\$827,200	\$8,200	\$8,200	0.01%	\$1.37	\$3,098	\$0.52
516	199120 1015	KMPS-KZOK RADIO	CITY INVESTORS XV LLC	No	Vacant/Int.	\$858,000	\$866,600	\$8,600	\$8,600	0.01%	\$1.43	\$3,249	\$0.54
517	199120 1025	KEXP RADIO	CITY INVESTORS XV LLC	No	Vacant/Int.	\$858,000	\$866,600	\$8,600	\$8,600	0.01%	\$1.43	\$3,249	\$0.54
518	199120 1030	INTERIM USE/ARTCO S	CITY INVESTORS XV LLC	No	Vacant/Int.	\$1,544,700	\$1,560,100	\$15,400	\$15,400	0.02%	\$1.43	\$5,817	\$0.54
519	199120 1050	KEY PKG SYSTEM	CITY INVESTORS XV LLC	No	Vacant/Int.	\$3,257,500	\$3,290,100	\$32,600	\$32,600	0.05%	\$1.43	\$12,315	\$0.54
520	199120 1075	DAVE'S AUTO ELECTR	Sorensen Kurt	No	Vacant/Int.	\$696,200	\$703,100	\$6,900	\$6,900	0.01%	\$1.35	\$2,606	\$0.51
521	199120 1077	DENNY PARK/SEATTLE	CITY OF SEATTLE PARKS DEPT	No	Vacant/Int.	\$7,207,200	\$7,495,500	\$288,300	\$288,300	0.42%	\$1.43	\$108,905	\$0.54
522	199120 1080	GRAPHIC OPTIONS	TRUST COMPANY OF WASHING	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
523	199120 1085	PARKING LOT	THE TRUST CO OF WA	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
524	199120 1095	BERNARD IMPORT BO	Bernard Imports Bodyworks	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
525	199120 1100	HOLLY PRESS	Holmes J L	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
526	199120 1110	LUTHERAN CHURCH &	DENNY PARK LUTHERAN CHU	Yes	Other	\$2,027,300	\$2,027,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
527	199120 1120	DENNY PLACE YOUTH	DENNY PARK LUTHERAN CHU	Yes	Other	----- w/199120 1110 -----			\$0	0.00%	\$0.00	\$0	\$0.00
528	199120 1135	HORTON LANTZ & LOV	222 DEXTER AVENUE NORTH I	No	Vacant/Int.	\$819,000	\$827,200	\$8,200	\$8,200	0.01%	\$1.37	\$3,098	\$0.52
529	199120 1140	ALOHA PRINTING & C	Bc Holdings Llc	Yes	Office	\$1,860,300	\$1,860,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
530	199120 1150	KING COUNTY LIBRAR	CITY INVESTORS VII LLC	No	Vacant/Int.	\$3,744,000	\$3,893,800	\$149,800	\$149,800	0.22%	\$5.20	\$56,587	\$1.96
531	199120 1187	WOODWORKING BLDG	CITY INVESTORS VII LLC	No	Vacant/Int.	\$780,000	\$811,200	\$31,200	\$31,200	0.04%	\$5.20	\$11,786	\$1.96
532	199120 1190	PKG FOR KC LIBRARY	CITY INVESTORS VII LLC	No	Vacant/Int.	\$464,100	\$482,700	\$18,600	\$18,600	0.03%	\$5.21	\$7,026	\$1.97
533	199120 1195	DUPLEX	CITY INVESTORS VII LLC	No	Vacant/Int.	\$336,700	\$350,200	\$13,500	\$13,500	0.02%	\$5.21	\$5,100	\$1.97
534	199120 1200	PKG FOR KC LIBRARY	CITY INVESTORS VII LLC	No	Vacant/Int.	\$291,200	\$302,800	\$11,600	\$11,600	0.02%	\$5.18	\$4,382	\$1.96
535	199120 1210	WILDERMAN REFRIGE	Wilderman Refrigeration Co	No	Vacant/Int.	\$816,800	\$825,000	\$8,200	\$8,200	0.01%	\$1.37	\$3,098	\$0.52
536	199120 1215	IVEY DIGITAL/PHOTO	S LEE WAGONER FAMILY LIMI	No	Vacant/Int.	\$821,200	\$829,400	\$8,200	\$8,200	0.01%	\$1.36	\$3,098	\$0.51
537	199120 1225	DEPENDABLE BLDG. M	Three Dexter	No	Vacant/Int.	\$1,638,000	\$1,654,400	\$16,400	\$16,400	0.02%	\$1.37	\$6,195	\$0.52
538	199120 1240	PKG FOR KING BROAD	King Broadcasting Co	No	Vacant/Int.	\$1,638,000	\$1,654,400	\$16,400	\$16,400	0.02%	\$1.37	\$6,195	\$0.52
539	199120 1255	ANALYTICAL RESOUR	CITY INVESTORS VII LLC	No	Vacant/Int.	\$312,000	\$324,500	\$12,500	\$12,500	0.02%	\$5.21	\$4,722	\$1.97
540	199120 1265	ANALYTICAL RESOUR	CITY INVESTORS VII LLC	No	Vacant/Int.	\$1,560,000	\$1,622,400	\$62,400	\$62,400	0.09%	\$5.20	\$23,572	\$1.96
541	199120 1275	PKG FOR ANALYTICAL	CITY INVESTORS VII LLC	No	Vacant/Int.	\$920,400	\$957,200	\$36,800	\$36,800	0.05%	\$5.20	\$13,901	\$1.96
542	199120 1280	PKG FOR IMAGE CONT	CITY INVESTORS VII LLC	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
543	199120 1285	CHEF SHOP.COM	CITY INVESTORS VII LLC	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
544	199120 1290	IMAGE CONTROL SYS	CITY INVESTORS VII LLC	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
545	199120 1295	WAREHOUSE/ FORMER	CITY INVESTORS VII LLC	No	Vacant/Int.	\$5,616,000	\$5,840,600	\$224,600	\$224,600	0.32%	\$5.20	\$84,842	\$1.96
546	199120 1335	CASCADE ARCH/ENG	NINTH AVENUE ASSOCIATES I	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
547	199120 1345	DISPATCH CORP.	NINTH AVENUE ASSOCIATES I	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
548	199120 1350	OFFICE	NINTH AVENUE ASSOCIATES I	No	Vacant/Int.	\$468,000	\$486,700	\$18,700	\$18,700	0.03%	\$5.19	\$7,064	\$1.96
549	199120 1355	ACCLAIM SIGN AND D	SUTTER FAMILY TRUST MABE	No	Vacant/Int.	\$468,000	\$486,700	\$18,700	\$18,700	0.03%	\$5.19	\$7,064	\$1.96
550	199120 1360	VACANT STORAGE BL	NINTH AVENUE ASSOCIATES I	No	Vacant/Int.	\$936,000	\$973,400	\$37,400	\$37,400	0.05%	\$5.19	\$14,128	\$1.96
551	199120 1365	MCLAREN PETERSON	ONE WEST COMMONS PARTNE	No	Vacant/Int.	\$1,092,000	\$1,135,700	\$43,700	\$43,700	0.06%	\$5.20	\$16,508	\$1.97
552	199120 1366	OLYMPIC COLOR ROD	ONE WEST COMMONS PARTNE	No	Vacant/Int.	\$780,000	\$811,200	\$31,200	\$31,200	0.04%	\$5.20	\$11,786	\$1.96
553	199120 1375	UNITY CHURCH	UNITED CHURCH OF TRUTH	Yes	Other	\$3,636,000	\$3,636,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
554	199120 1400	KEY PARK COM'L PKG	Boston Safe Deposit	No	Vacant/Int.	\$468,000	\$486,700	\$18,700	\$18,700	0.03%	\$5.19	\$7,064	\$1.96
555	199120 1405	DENNY PARK APARTM	LIHI DENNY PARK LLC	Yes	Apartment	\$7,775,400	\$7,775,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
556	210770 0270	RALLY ROUND AUTO	LAKE UNION DRY DOCK CO	No	Industrial	\$100	\$100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00

	3-29-06	LID Property Summary											
		South Lake Union Street Car											
		Final Special Benefits Study											
				Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
557	216390 0955	SOUND MIND AND BO	GUNN BUILDING	No	Vacant/Int.	\$4,158,000	\$4,324,300	\$166,300	\$166,300	0.24%	\$5.04	\$62,820	\$1.90
558	216390 0985	LAND ONLY	BLUME 1100	No	Vacant/Int.	\$279,700	\$290,900	\$11,200	\$11,200	0.02%	\$5.05	\$4,231	\$1.91
559	216390 1030	VACANT LAND	ZYMOGENETICS INC	No	Vacant/Int.	\$164,800	\$171,400	\$6,600	\$6,600	0.01%	\$5.05	\$2,493	\$1.91
560	216390 1050	PARKING	ZYMOGENETICS INC	No	Vacant/Int.	\$1,608,300	\$1,672,600	\$64,300	\$64,300	0.09%	\$5.04	\$24,289	\$1.90
561	216390 1060		ZYMOGENETICS INC	No	Vacant/Int.	\$453,600	\$471,700	\$18,100	\$18,100	0.03%	\$5.03	\$6,837	\$1.90
562	216390 1065		ZYMOGENETICS INC	No	Vacant/Int.	\$604,800	\$629,000	\$24,200	\$24,200	0.03%	\$5.04	\$9,142	\$1.90
563	216390 1066	RAINIER PRECISION IN	ZYMOGENETICS INC	No	Vacant/Int.	\$1,662,300	\$1,728,800	\$66,500	\$66,500	0.10%	\$5.04	\$25,120	\$1.90
564	216390 1080	1144 EASTLAKE - OFFIC	1144 EASTLAKE LLC	Yes	Office	\$16,414,600	\$16,537,700	\$123,100	\$24,216	0.03%	\$6.73	\$9,148	\$2.54
565	216390 1085	1144 EASTLAKE - OFFIC	1144 EASTLAKE LLC	Yes	Office	----- w/216390 1080 -----			\$48,433	0.07%	\$6.73	\$18,295	\$2.54
566	216390 1090	1144 EASTLAKE - OFFIC	1144 EASTLAKE LLC	Yes	Office	----- w/216390 1080 -----			\$50,451	0.07%	\$6.73	\$19,058	\$2.54
567	216390 1095	BUFFALO BLDG	Dsk Llc	No	Vacant/Int.	\$1,131,000	\$1,176,200	\$45,200	\$45,200	0.07%	\$5.04	\$17,074	\$1.90
568	216390 1105	OFFICES	BLUME 1100 LTD PT	No	Vacant/Int.	\$5,636,000	\$5,861,400	\$225,400	\$225,400	0.32%	\$5.04	\$85,145	\$1.90
569	216390 1160	ZYMOGENETICS	ARE-1208 EASTLAKE AVENUE	Yes	Office	\$43,780,100	\$43,780,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
570	224900 0006	ARTCO SIGN CO	CITY INVESTORS XX LLC	No	Vacant/Int.	\$2,210,300	\$2,298,800	\$88,500	\$88,500	0.13%	\$5.29	\$33,431	\$2.00
571	224900 0040	VACANT WAREHOUSE	CITY INVESTORS X1 LLC	No	Vacant/Int.	\$2,827,600	\$2,940,700	\$113,100	\$113,100	0.16%	\$5.28	\$42,723	\$1.99
572	224900 0055	VACANT LAND	CITY INVESTORS XX LLC	No	Vacant/Int.	\$2,196,300	\$2,284,200	\$87,900	\$87,900	0.13%	\$5.28	\$33,204	\$2.00
573	224900 0080	VACANT LAND	SEATTLE DEPARTMENT OF TR	No	Vacant/Int.	\$2,251,400	\$2,273,900	\$22,500	\$22,500	0.03%	\$1.32	\$8,499	\$0.50
574	224900 0100	COPIERS NORTHWEST	BASE PROPERTIES LLC	No	Vacant/Int.	\$2,977,600	\$3,007,400	\$29,800	\$29,800	0.04%	\$1.26	\$11,257	\$0.48
575	224900 0120	FIRE DESTROYED BLDG	SEATTLE DEPARTMENT OF TR	No	Vacant/Int.	\$3,048,200	\$3,078,700	\$30,500	\$30,500	0.04%	\$1.26	\$11,521	\$0.48
576	224900 0245	701 DEXTER BUILDING	702 AURORA NOTH JOINT VEN	Yes	Office	\$10,003,500	\$10,003,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
577	224900 0255	COMPLETE AUTOMOTI	AUTO SERVICE - EUROPA	No	Vacant/Int.	\$1,829,500	\$1,847,800	\$18,300	\$18,300	0.03%	\$1.26	\$6,913	\$0.48
578	224900 0265	FULCRUM TECHNOLOG	Bauer Brent A	No	Vacant/Int.	\$1,531,200	\$1,546,500	\$15,300	\$15,300	0.02%	\$1.26	\$5,780	\$0.48
579	224900 0285	AUTO HOUND	AMERICAN LINEN SUPPLY	No	Vacant/Int.	\$7,741,400	\$7,818,900	\$77,500	\$77,500	0.11%	\$1.26	\$29,276	\$0.48
580	224900 0330	ESTERLINE - KORRY	810 DEXTER LLC	No	Vacant/Int.	\$7,843,500	\$7,921,900	\$78,400	\$78,400	0.11%	\$1.26	\$29,615	\$0.48
581	224900 0340	ESTERLINE - KORRY	801 DEXTER L L C	Yes	Industrial	\$4,620,800	\$4,620,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
582	224900 0370	VACANT LAND, EX DA	SEBCO INC	No	Vacant/Int.	\$2,925,500	\$2,954,700	\$29,200	\$29,200	0.04%	\$1.26	\$11,030	\$0.48
583	224950 0075	KTZZ CHANNEL 22 & K	HOUG FAMILY PARTNERSHIP	Yes	Office	\$7,099,600	\$7,099,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
584	224950 0115	MARKIE NELSON INTE	Baker James W Jr	No	Vacant/Int.	\$1,161,700	\$1,173,300	\$11,600	\$11,600	0.02%	\$1.26	\$4,382	\$0.48
585	224950 0120	NEPTUNE APTS (VACA	912 DEXTER AVENUE NORTH L	Yes	Apartment	\$34,522,700	\$34,695,300	\$172,600	\$172,600	0.25%	\$2.74	\$65,199	\$1.04
586	224950 0180	AMERICAN APPLIANC	Merlino James	Yes	Industrial	\$1,509,600	\$1,520,900	\$11,300	\$11,300	0.02%	\$1.52	\$4,269	\$0.57
587	224950 0200	PARKING GARAGE	1000-1100 DEXTER AVENUE INC	Yes	Office	\$52,529,800	\$52,529,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
588	224950 0225	VACANT	1000-1100 DEXTER AVENUE INC	Yes	Office	----- w/224950 0220 -----			\$0	0.00%	\$0.00	\$0	\$0.00
589	224950 0230	VACANT	1000-1100 DEXTER AVENUE INC	Yes	Office	----- w/224950 0220 -----			\$0	0.00%	\$0.00	\$0	\$0.00
590	224950 0235	1000 DEXTER PHASE II	1000-1100 DEXTER AVENUE INC	Yes	Office	----- w/224950 0220 -----			\$0	0.00%	\$0.00	\$0	\$0.00
591	224950 0240	VACANT LAND	1000-1100 DEXTER AVENUE INC	Yes	Office	----- w/224950 0220 -----			\$0	0.00%	\$0.00	\$0	\$0.00
592	224950 0245	VACANT LAND	1000-1100 DEXTER AVENUE INC	Yes	Office	----- w/224950 0220 -----			\$0	0.00%	\$0.00	\$0	\$0.00
593	224950 0265	KTZZ CHANNEL 22	HOUG FAMILY PTSHP	No	Vacant/Int.	\$4,878,700	\$4,927,500	\$48,800	\$48,800	0.07%	\$1.26	\$18,434	\$0.48
594	224950 0270	FREYMULLER, INC., US	LAKESHORE INVESTMENT CO	No	Vacant/Int.	\$2,580,500	\$2,606,300	\$25,800	\$25,800	0.04%	\$1.26	\$9,746	\$0.48
595	224950 0275	VACANT OFFICE BUILD	S G REAL ESTATE LLC	No	Vacant/Int.	\$997,900	\$1,007,900	\$10,000	\$10,000	0.01%	\$1.26	\$3,777	\$0.48
596	224950 0405	KTZZ & ADRIATICA PA	DEXTER AVENUE ASSOCIATES	No	Vacant/Int.	\$1,524,600	\$1,539,800	\$15,200	\$15,200	0.02%	\$1.26	\$5,742	\$0.47
597	224950 0410	ADRIATICA RESTAUR	Tate Holdings Llc	No	Vacant/Int.	\$686,100	\$692,900	\$6,800	\$6,800	0.01%	\$1.25	\$2,569	\$0.47
598	224950 0425	SFR	LOSH FAMILY LIMITED PARTN	No	Vacant/Int.	\$1,052,100	\$1,062,600	\$10,500	\$10,500	0.02%	\$1.26	\$3,966	\$0.48
599	224950 0430	TRIPLEX/USED AS CON	Belley Leo A	No	Vacant/Int.	\$442,800	\$447,200	\$4,400	\$4,400	0.01%	\$1.19	\$1,662	\$0.45
600	224950 0443	SFR	Stoner Peter & Linda G	No	Vacant/Int.	\$323,400	\$326,600	\$3,200	\$3,200	0.00%	\$1.19	\$1,209	\$0.45
601	224950 0444	PETER STORER ARCHIT	Stoner Peter & Linda G	No	Vacant/Int.	\$214,800	\$217,000	\$2,200	\$2,200	0.00%	\$1.29	\$831	\$0.49
602	224950 0450	FREYMILLAR ENTERPR	Strickland	No	Vacant/Int.	\$1,365,500	\$1,379,100	\$13,600	\$13,600	0.02%	\$1.20	\$5,137	\$0.45

	3-29-06	LID Property Summary															
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LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
603	224950 0470	OFFICE	CarrAmerica Dextere Avenue LLC	No	Vacant/Int.	\$1,351,700	\$1,365,200	\$13,500	\$13,500	0.02%	\$1.32	\$5,100	\$0.50
604	224950 0475	VACANT WAREHOUSE	CarrAmerica Dextere Avenue LLC	No	Vacant/Int.	\$2,027,500	\$2,047,800	\$20,300	\$20,300	0.03%	\$1.32	\$7,668	\$0.50
605	224950 0480	VACANT LAND	CarrAmerica Dextere Avenue LLC	No	Vacant/Int.	\$2,985,800	\$3,015,700	\$29,900	\$29,900	0.04%	\$1.32	\$11,295	\$0.50
606	224950 0490	1000 DEXTER I	1000-1100 DEXTER AVENUE INC	Yes	Office	----- w/224950 0220 -----			\$0	0.00%	\$0.00	\$0	\$0.00
607	246740 0005	FAIRVIEW BAR & GRILL	Fairview Corner Llc	No	Vacant/Int.	\$302,400	\$305,400	\$3,000	\$3,000	0.00%	\$1.04	\$1,133	\$0.39
608	246740 0006	CASCADE NATURAL GAS	CASCADE BUILDING CO	No	Vacant/Int.	\$8,013,600	\$8,093,700	\$80,100	\$12,091	0.02%	\$1.05	\$4,567	\$0.40
609	246740 0015	CASCADE NATURAL GAS	Cascade Natural Gas Corp	No	Vacant/Int.	----- w/246740 0006 -----			\$30,226	0.04%	\$1.05	\$11,418	\$0.40
610	246740 0035	PKG FOR CASCADE NATURAL GAS	CASCADE BLDG CO	No	Vacant/Int.	----- w/246740 0006 -----			\$22,670	0.03%	\$1.05	\$8,563	\$0.40
611	246740 0050	RETAIL LOCKBOX	Townes Walter G	No	Vacant/Int.	\$828,000	\$836,300	\$8,300	\$8,300	0.01%	\$1.15	\$3,135	\$0.44
612	246740 0055	PKG FOR CASCADE NATURAL GAS	Cascade Natural Gas Corp	No	Vacant/Int.	----- w/246740 0006 -----			\$7,557	0.01%	\$1.05	\$2,854	\$0.40
613	246740 0060	PKG FOR CASCADE NATURAL GAS	Cascade Natural Gas Corp	No	Vacant/Int.	----- w/246740 0006 -----			\$7,557	0.01%	\$1.05	\$2,854	\$0.40
614	246740 0065	BRICKLAYERS BLDG	CITY INVESTORS VII L L C	No	Vacant/Int.	\$2,200,000	\$2,288,000	\$88,000	\$39,111	0.06%	\$2.72	\$14,774	\$1.03
615	246740 0073	VACANT LAND	Vulcan Northwest	No	Vacant/Int.	----- w/246740 0065 -----			\$19,556	0.03%	\$2.72	\$7,387	\$1.03
616	246740 0080	PHILLIPS REAL ESTATE	CITY INVESTORS VII LLC	No	Vacant/Int.	----- w/246740 0065 -----			\$29,333	0.04%	\$2.72	\$11,081	\$1.03
617	246740 0085	FORDE MOTION PICTURE	Vedvick Richard E & Bobbie L	No	Vacant/Int.	\$504,000	\$524,200	\$20,200	\$20,200	0.03%	\$4.21	\$7,631	\$1.59
618	246740 0090	THE VAN ACKEREN COURT	FAIRVIEW PROPERTIES LLC	No	Vacant/Int.	\$630,000	\$655,200	\$25,200	\$25,200	0.04%	\$4.20	\$9,519	\$1.59
619	246740 0101	ALCYONE APARTMENTS	Alcyone Llc	Yes	Apartment	\$25,192,200	\$25,318,200	\$126,000	\$126,000	0.18%	\$3.50	\$47,596	\$1.32
620	246740 0115	MASTERCRAFT METALWORKS	MASTERCRAFT INVESTMENTS	No	Vacant/Int.	\$483,000	\$487,800	\$4,800	\$4,800	0.01%	\$1.14	\$1,813	\$0.43
621	246740 0116	TACO DEL MAR	MUNRO FAMILY TRUST	No	Vacant/Int.	\$345,000	\$348,500	\$3,500	\$3,500	0.01%	\$1.17	\$1,322	\$0.44
622	246740 0120	NORTHWEST WHOLES	Hirao Robin E	No	Vacant/Int.	\$4,536,000	\$4,717,400	\$181,400	\$181,400	0.26%	\$4.20	\$68,524	\$1.59
623	246740 0150	LAKEVIEW APARTMENTS	LAKEVIEW APARTMENTS LIMITED	Yes	Apartment	\$9,175,000	\$9,175,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
624	246740 0155	BEAUTY SHOP WITH ATTACHMENT	Lowry Patricia S	No	Vacant/Int.	\$413,200	\$417,300	\$4,100	\$4,100	0.01%	\$1.14	\$1,549	\$0.43
625	246740 0156	SFR	Peterson Ray Jr;	No	Vacant/Int.	\$414,000	\$418,100	\$4,100	\$4,100	0.01%	\$1.14	\$1,549	\$0.43
626	246740 0167	CASA PACIFICA	CASA PACIFICA LIMITED PARTNERSHIP	Yes	Apartment	\$10,108,000	\$10,108,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
627	246740 0181	MERCER VIEW APTS	MERCERVIEW APARTMENTS LIMITED	Yes	Apartment	\$10,419,000	\$10,471,100	\$52,100	\$52,100	0.08%	\$4.09	\$19,681	\$1.54
628	246740 0190	CARLTON APT	Carlton-Allentown Llc	Yes	Apartment	\$1,990,200	\$2,000,100	\$9,900	\$9,900	0.01%	\$1.38	\$3,740	\$0.52
629	246740 0195	OFFICE/WAREHOUSE	Mercer View Llc	No	Vacant/Int.	\$840,000	\$848,400	\$8,400	\$8,400	0.01%	\$1.25	\$3,173	\$0.47
630	246740 0210	VACANT BLDG	Snider Henry R & Barbara L	No	Vacant/Int.	\$1,138,500	\$1,149,900	\$11,400	\$11,400	0.02%	\$1.15	\$4,306	\$0.43
631	246740 0211	MBI SYSTEMS	Snider Henry & Barbara	No	Vacant/Int.	\$1,345,500	\$1,359,000	\$13,500	\$13,500	0.02%	\$1.15	\$5,100	\$0.44
632	246740 0230	KERNER-SCOTT HOUSE	DOWNTOWN EMERGENCY SERVICES	Yes	Apartment	\$6,220,300	\$6,220,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
633	246740 0235	APT & STORE	Tilden Jeffrey I	Yes	Apartment	\$729,700	\$733,400	\$3,700	\$3,700	0.01%	\$1.03	\$1,398	\$0.39
634	246740 0236	OLD SFR USED FOR STORAGE	Lorentzen Sandra L	No	Vacant/Int.	\$207,000	\$209,100	\$2,100	\$2,100	0.00%	\$1.17	\$793	\$0.44
635	246740 0237	SFR	Lorentzen Sandra L	No	Vacant/Int.	\$207,000	\$209,100	\$2,100	\$2,100	0.00%	\$1.17	\$793	\$0.44
636	246740 0240	Alexan Cascade (VACANT)	LAKE UNION CASCADE APARTMENTS	Yes	Apartment	\$37,969,200	\$38,159,100	\$189,900	\$31,650	0.05%	\$4.40	\$11,956	\$1.66
637	246740 0245	Alexan Cascade (PEMCO)	LAKE UNION CASCADE APARTMENTS	No	Vacant/Int.	----- w/246740 0240 -----			\$126,600	0.18%	\$4.40	\$47,823	\$1.66
638	246740 0265	Alexan Cascade (PAYETTE)	LAKE UNION CASCADE APARTMENTS	No	Vacant/Int.	----- w/246740 0240 -----			\$31,650	0.05%	\$4.40	\$11,956	\$1.66
639	246740 0270	NEBAR SUPPLY CO	Cascade Minor, LLC (LIHI) (former)	No	Vacant/Int.	\$2,484,000	\$2,508,800	\$24,800	\$24,800	0.04%	\$1.15	\$9,368	\$0.43
640	246740 0285	PKG FOR PEMCO	PUBLIC EMPLOYEES MUTUAL	No	Vacant/Int.	\$1,656,000	\$1,672,600	\$16,600	\$16,600	0.02%	\$1.15	\$6,271	\$0.44
641	246740 0300	HOMEOWNER'S CLUB	PUBLIC EMPLOYEES MUTUAL	No	Vacant/Int.	\$828,000	\$836,300	\$8,300	\$8,300	0.01%	\$1.15	\$3,135	\$0.44
642	246740 0305	EVERGREEN SAFETY CENTER	PUBLIC EMPLOYEES MUTUAL	No	Vacant/Int.	\$1,311,000	\$1,324,100	\$13,100	\$13,100	0.02%	\$1.15	\$4,949	\$0.43
643	246740 0311	VISITOR PARKING FOR	PUBLIC EMPLOYEES MUTUAL	No	Vacant/Int.	\$345,000	\$348,500	\$3,500	\$3,500	0.01%	\$1.17	\$1,322	\$0.44
644	246740 0315	WRIGHT SCHUCHART	SP REAL ESTATE FUND 2 LLC	Yes	Office	\$11,848,500	\$11,848,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
645	246740 0335	PLAYGROUND	CITY OF SEATTLE PARKS DEPT	No	Vacant/Int.	\$2,530,300	\$2,555,600	\$25,300	\$25,300	0.04%	\$0.29	\$9,557	\$0.11
646	246740 0400	COMPASS CENTER (CAMPUS)	COMPASS CENTER-CASCADE LIMITED	Yes	Apartment	\$5,287,300	\$5,287,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
647	246740 0405	FOURPLEXES	CASCADE SHELTER PROJECT	No	Vacant/Int.	\$828,000	\$836,300	\$8,300	\$8,300	0.01%	\$1.15	\$3,135	\$0.44
648	246740 0410	CAMERON FILM PRODUCTION	Cameron Richard W	No	Vacant/Int.	\$690,000	\$696,900	\$6,900	\$6,900	0.01%	\$1.15	\$2,606	\$0.43

[illegible]

	3-29-06	LID Property Summary											
		South Lake Union Street Car											
		Final Special Benefits Study											
				Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land
649	246740 0411		Seattle Times Co	No	Vacant/Int.	\$966,000	\$975,700	\$9,700	\$9,700	0.01%	\$1.15	\$3,664	\$0.44
650	246740 0420	SEATTLE TIMES PKG	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$1,656,000	\$1,672,600	\$16,600	\$16,600	0.02%	\$1.15	\$6,271	\$0.44
651	246740 0430	SEATTLE TIMES PKG	Seattle Cancer Care Alliance	No	Vacant/Int.	\$1,615,800	\$1,631,900	\$16,100	\$16,100	0.02%	\$1.15	\$6,082	\$0.43
652	246740 0440	APARTMENTS	PONTIUS PARTNERS LLC	Yes	Apartment	\$928,700	\$933,400	\$4,700	\$4,700	0.01%	\$0.98	\$1,775	\$0.37
653	246740 0441	DAEDALUS PRESS INC	Cartmell Ross H	No	Vacant/Int.	\$690,000	\$696,900	\$6,900	\$6,900	0.01%	\$1.15	\$2,606	\$0.43
654	246740 0445	RESIDENCE	Cartmell Ross H	No	Vacant/Int.	\$414,000	\$418,100	\$4,100	\$4,100	0.01%	\$1.14	\$1,549	\$0.43
655	246740 0450	CHURCH PARKING	IMMANUEL LUTHERAN CHURCH	Yes	Other	\$1,631,500	\$1,631,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
656	246740 0455	IMMANUEL LUTHERAN CHURCH	IMMANUEL LUTHERAN CHURCH	Yes	Other	----- w/246740 0450 -----			\$0	0.00%	\$0.00	\$0	\$0.00
657	246840 0005	SEATTLE TIMES PARK	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$5,148,000	\$5,199,500	\$51,500	\$51,500	0.07%	\$1.43	\$19,454	\$0.54
658	246840 0025	DIAMOND PKG LOT	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$2,368,100	\$2,391,800	\$23,700	\$23,700	0.03%	\$1.43	\$8,953	\$0.54
659	246840 0035	TRUCK RENTAL	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$2,882,900	\$2,911,700	\$28,800	\$28,800	0.04%	\$1.43	\$10,879	\$0.54
660	246840 0060	OPEN OFFICE BLDG	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$1,544,400	\$1,559,800	\$15,400	\$15,400	0.02%	\$1.43	\$5,817	\$0.54
661	246840 0070	BREWSTER APTS	CAPITOL HILL HOUSING IMPROV	Yes	Apartment	\$2,321,800	\$2,321,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
662	246840 0075	SEATTLE TIMES PKG	CITY INVESTORS XVII LLC	No	Vacant/Int.	\$5,148,000	\$5,199,500	\$51,500	\$51,500	0.07%	\$1.43	\$19,454	\$0.54
663.1	261736 0010	407 WRIGHT EXHIBITION	BAGLEY WRIGHT FAMILY FUN	No	Vacant/Int.	\$1,634,900	\$1,651,200	\$16,300	\$3,260	0.00%	\$1.36	\$1,231	\$0.51
663.2	261736 0020		BAGLEY WRIGHT FAMILY FUN	No	Vacant/Int.	----- w/261736 0010 -----			\$10,595	0.02%	#DIV/0!	\$4,002	#DIV/0!
663.3	261736 0030		Bagley Wright C	No	Vacant/Int.	----- w/261736 0010 -----			\$1,304	0.00%	#DIV/0!	\$493	#DIV/0!
663.4	261736 0040		Bagley Wright C	No	Vacant/Int.	----- w/261736 0010 -----			\$489	0.00%	#DIV/0!	\$185	#DIV/0!
663.5	261736 0050		Bagley Wright C	No	Vacant/Int.	----- w/261736 0010 -----			\$652	0.00%	#DIV/0!	\$246	#DIV/0!
664	262470 0130	VACANT LAND	WA STATE & NATURAL RESOURCES	No	Vacant/Int.	\$4,141,300	\$4,182,700	\$41,400	\$41,400	0.06%	\$1.05	\$15,639	\$0.40
665	262470 0170	FREEWAY	ZYMOGENETICS INC	No	Vacant/Int.	\$57,000	\$59,300	\$2,300	\$2,300	0.00%	\$4.04	\$869	\$1.52
666	269310 0010	DENNY BUILDING	SEATTLE TIMES COMPANY	Yes	Industrial	\$20,587,200	\$20,741,600	\$154,400	\$94,660	0.14%	\$1.25	\$35,758	\$0.47
667	269310 0055	DAWN FOODS	DAWN FOOD PRODUCTS INC	Yes	Industrial	\$3,219,100	\$3,243,300	\$24,200	\$24,200	0.03%	\$1.31	\$9,142	\$0.50
668	269310 0065	PARKING LOT	SEATTLE TIMES COMPANY	Yes	Industrial	----- w/269310 0010 -----			\$52,227	0.08%	\$1.25	\$19,729	\$0.47
669	269310 0068	PKG FOR SEATTLE TIMES	Seattle Times Co	Yes	Industrial	----- w/198620 0525 -----			\$49,449	0.07%	\$0.81	\$18,679	\$0.31
670	269310 0100	WASHINGTON LITERARY	Seattle Times Co	Yes	Industrial	----- w/269310 0010 -----			\$7,513	0.01%	\$1.25	\$2,838	\$0.47
671.1	276470 0010	THE GILMORE CONDO	Third & Pine L L C	Yes	Apartment	\$10,108,000	\$10,108,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
671.2	276470 0020	THE GILMORE CONDO	Third & Pine L L C	Yes	Apartment	----- w/261736 0010 -----			\$0	0.00%	\$0.00	\$0	#DIV/0!
671.3	276470 0030	THE GILMORE CONDO	Third & Pine L L C	Yes	Apartment	----- w/261736 0010 -----			\$0	0.00%	\$0.00	\$0	#DIV/0!
671.4	276470 0040	THE GILMORE CONDO	THIRD	Yes	Apartment	----- w/261736 0010 -----			\$0	0.00%	\$0.00	\$0	#DIV/0!
672	286960 0080	SWEET & DUSSALT AT	Dussault William L E	No	Vacant/Int.	\$1,026,700	\$1,037,000	\$10,300	\$10,300	0.01%	\$1.00	\$3,891	\$0.38
673	286960 0111	APARTMENT	Zolotusky Kostya	Yes	Apartment	\$796,100	\$800,000	\$3,900	\$3,900	0.01%	\$0.82	\$1,473	\$0.31
674	286960 0120	4-PLEX	MAGNOLIA PROPERTIES LLC	No	Vacant/Int.	\$498,900	\$503,800	\$4,900	\$4,900	0.01%	\$1.03	\$1,851	\$0.39
675	286960 0125	THE DOVER GROUP	MAGNOLIA PROPERTIES LLC	No	Vacant/Int.	\$531,900	\$537,200	\$5,300	\$5,300	0.01%	\$1.05	\$2,002	\$0.40
676	286960 0135	ZYMOGENETICS	ARE-1201/1208 EASTLAKE AVE	Yes	Office	----- w/216390 1160 -----			\$0	0.00%	\$0.00	\$0	\$0.00
677	292504 9017	DNR LEASE #20-011488	WA STATE & NATURAL RESOURCES	No	Vacant/Int.	\$1,220,700	\$1,269,500	\$48,800	\$48,800	0.07%	\$1.90	\$18,434	\$0.72
695.1	408800 0010	UNIT 1 LAKE UNION L	1151 FAIRVIEW ASSOCIATES L	No	Vacant/Int.	\$4,778,400	\$4,969,500	\$191,100	\$191,100	0.28%	\$3.99	\$72,188	\$1.51
695.2	408800 0020	UNIT 2 LAKE UNION L	1151 FAIRVIEW ASSOCIATES L	No	Vacant/Int.	\$4,778,400	\$4,969,500	\$191,100	\$191,100	0.28%	\$3.99	\$72,188	\$1.51
696	408880 2755	LAKE UNION DRY DOCK	LAKE UNION DRYDOCK CO	Yes	Industrial	\$420,000	\$420,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
697	408880 2780	DNR LEASE 22-090028	STATE OF WASHINGTON - DNR	No	Industrial	\$1,200	\$1,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
698	408880 2810	VACANT (UNDER WATER)	SEATTLE CITY LIGHT	No	Vacant/Int.	\$216,400	\$218,600	\$2,200	\$2,200	0.00%	\$0.10	\$831	\$0.04
699	408880 2875	WATERWAY	SEATTLE CITY LIGHT	No	Vacant/Int.	\$318,900	\$322,100	\$3,200	\$3,200	0.00%	\$0.09	\$1,209	\$0.04
700	408880 2890	OFFICE	1177 FAIRVIEW ASSOCIATES L	No	Vacant/Int.	\$2,932,900	\$3,050,300	\$117,400	\$117,400	0.17%	\$3.99	\$44,348	\$1.51
701	408880 2896	YACHTFISH MARINE	Belgrave Llc	No	Vacant/Int.	\$2,818,300	\$2,931,000	\$112,700	\$112,700	0.16%	\$3.99	\$42,572	\$1.51
702	408880 2925	ZYMOGENETICS	ARE-1201/1208 EASTLAKE AVE	Yes	Office	----- w/216390 1160 -----			\$0	0.00%	\$0.00	\$0	\$0.00
703	408880 2955	SILVER CLOUD INN LA	LAKE UNION SILVER CLOUD IN	Yes	Hotel	\$21,160,000	\$21,477,400	\$317,400	\$317,400	0.46%	\$9.23	\$119,897	\$3.49

	3-29-06	LID Property Summary														
		South Lake Union Street Car														
		Final Special Benefits Study														
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Owner Name (Last, First) Preliminary Roll	Street Address	Larger Parcel	LP Confirm	Analysis Zoning	Current Use	Total Lot Size	Unusable Areas	Net Usable	Year Built	Gross Bldg SF	Net Bldg SF	BCA Zone
704	408880 2995	OFFICE	TRC MARITIME PROPERTIES A	TRC MARITIME PROPERTIES &	1111 Fairview Ave N			C2-40	Office	102,521	1	102,520	1985	13,394	13,394	B
705	408880 2996	DNR LEASE 20-012029	NOT AVAILABLE FROM COUN	WA DNR (NOT AVAILABLE FRC	*no Site Address	42	Yes - V	C2-40	Other	9,666	1	9,665	0	0	0	B
706	408880 3010	YALE STREET LANDIN	SOCIETY OF ST VINCENT DE P	SOCIETY OF ST VINCENT DE P	1001 Fairview A	95	Yes - V	C2-40	Office	78,593	1	78,592	1978	26,519	26,519	A
707	408880 3011	DNR LEASE 22-090059	NOT AVAILABLE FROM COUN	WA DNR (NOT AVAILABLE FRC	*no Site Address	42	Yes - V	C2-40	Other	8,605	1	8,604	0	0	0	A
708	408880 3030	BOAT MOORAGE	SOCIETY OF ST VINCENT DE P	SOCIETY OF ST VINCENT DE P	1001 Fairview A	95	Yes - V	C2-40	Other	51,051	1	51,050	0	0	0	A
709	408880 3031	DNR LEASE 20--011096	NOT AVAILABLE FROM COUN	WA DNR (NOT AVAILABLE FRC	*no Site Address	42	Yes - V	C2-40	Other	20,833	1	20,832	0	0	0	A
710	408880 3045	CHANDLERS COVE	CITY INVESTORS XIV LLC	CITY INVESTORS XIV LLC	901 Fairview Av	14.00	No	C2-40	Retail	179,361	17,936	161,425	1988	55,881	55,881	A
711	408880 3046	DNR LEASE 20-012378	NOT AVAILABLE FROM COUN	WA DNR (NOT AVAILABLE FRC	*no Site Address	42	Yes - V	C2-40	Other	6,667	1	6,666	0	0	0	A
712	408880 3170	CENTER FOR WOODEN	SEATTLE CITY OF - FFD	CITY OF SEATTLE - PARKS	1010 Valley St	15.4	Yes - V	C2-40	City Parks	49,343	1	49,342	0	0	0	A
713	408880 3175	CITY PARK	CITY OF SEATTLE PARKS DEPT	CITY OF SEATTLE - PARKS	1000 Valley St	15.4	Yes - V	C2-40	City Parks	50,387	1	50,386	0	0	0	A
714	408880 3210	NAVAL ARMORY	CITY OF SEATTLE	CITY OF SEATTLE - PARKS	860 Terry Ave N	15.4	Yes - V	C2-40	City Parks	61,679	1	61,678	1900	50,000	50,000	A
715	408880 3230	NAVY RES OFC	CITY OF SEATTLE	CITY OF SEATTLE - PARKS	860 Terry Ave N	15.4	Yes - V	C2-40	City Parks	160,375	8,019	152,356	0	0	0	A
716	408880 3235	IMP BOARDED UP	CITY INVESTORS XI LLC	CITY INVESTORS XI LLC	630 Westlake Av	14.22	Yes - V	SM-65	Industrial	12,900	0	12,900	1948	3,067	3,067	A
717	408880 3236	RAILROAD	CITY INVESTORS INC	CITY INVESTORS (LEGACY PA	615 Terry Ave N	14.22	Yes - V	SM-65	Vacant	1,060	0	1,060	0	0	0	A
718	408880 3240	FENCED VACANT BLD	CITY INVESTORS XI LLC	CITY INVESTORS XI LLC	965 Valley St	14.22	Yes - V	SM-65	Retail	14,170	0	14,170	1920	12,200	12,200	A
719	408880 3345		CITY INVESTORS XI LLC	CITY INVESTORS XI LLC	670 Terry Ave N	14.22	Yes - V	SM-65	Vacant	14,319	0	14,319	0	0	0	A
720	408880 3355	UNION 76	TOSCO CORPORATION	CONOCOPHILLIPS (TOSCO COR	600 Westlake Av	13	Yes - V	SM-65	Retail	26,800	0	26,800	1965	2,597	2,597	A
721	408880 3385	LAND ROVER/NISSAN	CITY INVESTORS XX LLC	CITY INVESTORS XX LLC	609 Westlake Av	14.00	No	SM-65	Retail	73,016	0	73,016	1922	69,542	69,542	A
722	408880 3435	BEPO LITTLE ITALY	3 D PROPERTIES LLC	3 D Properties (3 D PROPERTIES	701 9th Ave N	2	No	SM-65	Retail	6,201	0	6,201	1922	6,200	6,200	C
723	408880 3440	SEATTLE MOTORSPO	Kenney Francis J & Dorothy	3 D Properties (Kenney Francis J &	701 9th Ave N	2	No	SM-65	Retail	23,195	0	23,195	1922	23,050	23,050	C
724	408880 3485	MAACO AUTO PAINT	DOUBLE M PROPERTIES LLC	DOUBLE M PROPERTIES LLC	739 9th Ave N			SM-65	Industrial	22,581	0	22,581	1924	14,758	14,758	C
725	408880 3495	JET CITY FLOORING	SEATTLE DEPARTMENT OF TR	CITY OF SEATTLE - SDOT	900 E Roy St	15.2	No	SM-65	City Other	7,711	0	7,711	1941	5,595	5,595	A
726	408880 3500	OUTBACK RESTAURA	PACIFIC PROPERTIES NORTHW	KENNEY (PACIFIC PROPERTIES	707 Westlake Av	22	No	SM-65	Retail	18,000	0	18,000	1914	19,909	19,909	A
727	408880 3510	JILLIANS BILLIARD CL	KENNEY FAMILY PROP LLC	KENNEY FAMILY PROP LLC	731 Westlake Av	22	No	SM-65	Retail	13,200	0	13,200	1921	26,300	26,300	A
728	408880 3530	SEATTLE PARKS & REC	CITY OF SEATTLE PARKS DEPT	CITY OF SEATTLE - CL	800 Aloha St	15.3	Yes - V	SM-65	City Light	67,025	0	67,025	1926	50,292	50,292	C
729	408880 3565	KPG ARCHITECT & MA	WESTLAKE UNION LIMITED PA	WESTLAKE UNION LIMITED PA	753 9th Ave N			SM-65	Office	14,030	0	14,030	1949	9,225	9,225	C
730	408880 3586	COURTYARD BY MAR	CNL HOTEL INVESTORS INC	CNL HOTEL INVESTORS INC	925 Westlake Ave N			SM-65	Hotel	58,700	0	58,700	1998	207,656	207,656	C
731	408880 3600	SOUTH LAKE UNION P	CITY OF SEATTLE PARKS DEPT	CITY OF SEATTLE - PARKS	740 Westlake Va	15.4	Yes - V	C2-40	City Parks	72,742	18,186	54,557	0	0	0	A
732	408880 3625	VACANT LAND	CITY INVESTORS X L L C	CITY INVESTORS X L L C	950 Westlake Av	14.00	No	C2-40	Vacant	18,074	4,519	13,556	0	0	0	C
733	408880 3630	KENMORE AIR	MLU INC	KENMORE AIR (MLU INC)	950 Westlake Av	75	Yes - V	C2-40	Industrial	7,297	3,649	3,649	1948	2,560	2,560	C
734	408880 3631	DNR LEASE 20-013492	NOT AVAILABLE FROM COUN	WA DNR (NOT AVAILABLE FRC	*no Site Address	42	Yes - V	C2-40	Other	9,675	1	9,674	0	0	0	C
735	408880 3635	KENMORE AIR	KENMORE LAKE UNION PROPE	KENMORE AIR (KENMORE LAKE	950 Westlake Av	75	Yes - V	C2-40	Vacant	12,078	3,020	9,059	0	0	0	C
736.1	408880 3641	AGC/MOORAGE & PAR	ASSOCIATED GENERAL CONTR	ASSOCIATED GENERAL CONTR	1100 Westlake A	51	Yes - I	C2-40	Office	73,336	5,500	67,836	0	0	0	E
736.2	408880 3725	AGC BUILDING AND B	ASSOCIATED GENERAL CONTR	ASSOCIATED GENERAL CONTR	1200 Westlake A	51	Yes - I	C2-40	Office	70,811	3,541	67,270	1971	142,517	108,463	E
737	408880 3642	AGC PARKING	NOT AVAILABLE FROM COUN	ASSOCIATED GENERAL CONTR	1020 Westlake A	51	Yes - I	C2-40	Office	25,858	1,293	24,565	0	0	0	E
738	408880 3644	DNR LEASE 20-013250	ASSOCIATED GENERAL CONTR	WA DNR (NOT AVAILABLE FRC	*no Site Address	42	Yes - V	C2-40	Other	15,000	1	14,999	0	0	0	E
739.1	619500 0020	CONVENTION CENTER	WASHINGTON STATE TRADE	Washington State Trade	Convention Place	107	No	DOC2-300	Other	43,280	0	43,280	1999	1	1	E
739.2	619500 0030	GRAND HYATT (CONV	Hedreen Hotel L L C	Hedreen LLC	Convention Place	107	No	DOC2-300	Hotel	31,341	0	31,341	1999	415,795	322,551	E
740.1	660047 0010	PACIFIC PLACE	PSD PACIFIC PLACE LLC	PSD Pacific Place LLC	1612 4th Avenue	108	No	DOC2-300	Retail	27,148	0	27,148	1999	507,802	319,512	D
740.2	660047 0020	PACIFIC PLACE GARAGE	CITY OF SEATTLE EXEC SER	PSD Pacific Place LLC	1612 4th Avenue	108	No	DOC2-300	Retail	63,346	0	63,346	1999	188,455	400,000	D
783.01	745720 0010	ROYAL CREST CONDO	Lalani Ashraf	Lalani Ashraf	2100 3rd Ave #1			DMR/R 125	Condo	90	0	90	1973	940	940	E
783.02	745720 0020	ROYAL CREST CONDO	GLOBAL FINANCE & INVESTM	GLOBAL FINANCE & INVESTM	2100 3rd Ave #2			DMR/R 125	Condo	182	0	182	1973	1,910	1,910	E
783.03	745720 0030	ROYAL CREST CONDO	Keeran Charles V:Richardson Ma	Keeran Charles V & Richardson	2100 3rd Ave #3			DMR/R 125	Condo	201	0	201	1973	2,110	2,110	E
783.04	745720 0040	ROYAL CREST CONDO	Yun Angela	Vermedal Searle R	2100 3rd Ave #4			DMR/R 125	Condo	44	0	44	1973	460	460	E
783.05	745720 0050	ROYAL CREST CONDO	ROYAL CREST CONDOMINIUM	ROYAL CREST CONDOMINIUM	2100 3rd Ave #401			DMR/R 125	Condo	92	0	92	1973	969	969	E
783.06	745720 0060	ROYAL CREST CONDO	Ramos Theresa G	Ramos Theresa G	2100 3rd Ave #402			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E

	3-29-06	LID Property Summary											
		South Lake Union Street Car											
		Final Special Benefits Study											
				Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass/SSF Land
704	408880 2995	OFFICE	TRC MARITIME PROPERTIES A	No	Vacant/Int.	\$10,226,400	\$10,840,000	\$613,600	\$613,600	0.88%	\$5.99	\$231,787	\$2.26
705	408880 2996	DNR LEASE 20-012029	NOT AVAILABLE FROM COUN	No	Vacant/Int.	\$459,100	\$486,600	\$27,500	\$27,500	0.04%	\$2.85	\$10,388	\$1.07
706	408880 3010	YALE STREET LANDIN	SOCIETY OF ST VINCENT DE P	No	Vacant/Int.	\$7,839,600	\$8,466,700	\$627,100	\$627,100	0.90%	\$7.98	\$236,886	\$3.01
707	408880 3011	DNR LEASE 22-090059	NOT AVAILABLE FROM COUN	No	Vacant/Int.	\$429,100	\$429,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
708	408880 3030	BOAT MOORAGE	SOCIETY OF ST VINCENT DE P	No	Vacant/Int.	\$5,092,200	\$5,499,600	\$407,400	\$407,400	0.59%	\$7.98	\$153,895	\$3.01
709	408880 3031	DNR LEASE 20-011096	NOT AVAILABLE FROM COUN	No	Vacant/Int.	\$989,500	\$1,068,700	\$79,200	\$79,200	0.11%	\$3.80	\$29,918	\$1.44
710	408880 3045	CHANDLERS COVE	CITY INVESTORS XIV LLC	No	Vacant/Int.	\$16,102,100	\$17,390,300	\$1,288,200	\$1,288,200	1.86%	\$7.98	\$486,616	\$3.01
711	408880 3046	DNR LEASE 20-012378	NOT AVAILABLE FROM COUN	No	Vacant/Int.	\$316,600	\$342,000	\$25,400	\$25,400	0.04%	\$3.81	\$9,595	\$1.44
712	408880 3170	CENTER FOR WOODEN	SEATTLE CITY OF - FFD	No	Vacant/Int.	\$1,289,100	\$1,392,200	\$103,100	\$103,100	0.15%	\$2.09	\$38,946	\$0.79
713	408880 3175	CITY PARK	CITY OF SEATTLE PARKS DEPT	No	Vacant/Int.	\$1,316,300	\$1,421,600	\$105,300	\$105,300	0.15%	\$2.09	\$39,777	\$0.79
714	408880 3210	NAVAL ARMORY	CITY OF SEATTLE	No	Vacant/Int.	\$1,611,300	\$1,740,200	\$128,900	\$128,900	0.19%	\$2.09	\$48,692	\$0.79
715	408880 3230	NAVY RES OFC	CITY OF SEATTLE	No	Vacant/Int.	\$3,980,300	\$4,298,700	\$318,400	\$318,400	0.46%	\$2.09	\$120,275	\$0.79
716	408880 3235	IMP BOARDED UP	CITY INVESTORS XI LLC	No	Vacant/Int.	\$1,702,800	\$1,839,000	\$136,200	\$136,200	0.20%	\$10.56	\$51,449	\$3.99
717	408880 3236	RAILROAD	CITY INVESTORS INC	No	Vacant/Int.	\$139,900	\$151,100	\$11,200	\$11,200	0.02%	\$10.57	\$4,231	\$3.99
718	408880 3240	FENCED VACANT BLD	CITY INVESTORS XI LLC	No	Vacant/Int.	\$1,870,400	\$2,020,100	\$149,700	\$149,700	0.22%	\$10.56	\$56,549	\$3.99
719	408880 3345		CITY INVESTORS XI LLC	No	Vacant/Int.	\$1,890,100	\$2,041,300	\$151,200	\$151,200	0.22%	\$10.56	\$57,116	\$3.99
720	408880 3355	UNION 76	TOSCO CORPORATION	No	Vacant/Int.	\$3,537,600	\$3,820,600	\$283,000	\$283,000	0.41%	\$10.56	\$106,903	\$3.99
721	408880 3385	LAND ROVER/NISSAN	CITY INVESTORS XX LLC	Yes	Retail	\$8,368,200	\$8,619,300	\$251,100	\$251,100	0.36%	\$3.44	\$94,853	\$1.30
722	408880 3435	BEPP0 LITTLE ITALY	3 D PROPERTIES LLC	Yes	Retail	\$932,600	\$946,600	\$14,000	\$14,000	0.02%	\$2.26	\$5,288	\$0.85
723	408880 3440	SEATTLE MOTORSPOR	Kenney Francis J & Dorothy	No	Vacant/Int.	\$2,783,400	\$2,894,700	\$111,300	\$111,300	0.16%	\$4.80	\$42,043	\$1.81
724	408880 3485	MAACO AUTO PAINT	DOUBLE M PROPERTIES LLC	No	Vacant/Int.	\$2,709,700	\$2,818,100	\$108,400	\$108,400	0.16%	\$4.80	\$40,948	\$1.81
725	408880 3495	JET CITY FLOORING	SEATTLE DEPARTMENT OF TR	No	Vacant/Int.	\$1,017,900	\$1,099,300	\$81,400	\$81,400	0.12%	\$10.56	\$30,749	\$3.99
726	408880 3500	OUTBACK RESTAURAN	PACIFIC PROPERTIES NORTHW	Yes	Retail	\$3,992,900	\$4,112,600	\$119,700	\$119,700	0.17%	\$6.65	\$45,216	\$2.51
727	408880 3510	JILLIANS BILLIARD CL	KENNEY FAMILY PROP LLC	Yes	Retail	\$3,956,000	\$4,074,600	\$118,600	\$118,600	0.17%	\$8.98	\$44,801	\$3.39
728	408880 3530	SEATTLE PARKS & REC	CITY OF SEATTLE PARKS DEPT	No	Vacant/Int.	\$8,847,300	\$9,201,200	\$353,900	\$353,900	0.51%	\$5.28	\$133,685	\$1.99
729	408880 3565	KPG ARCHITECT & MA	WESTLAKE UNION LIMITED PA	No	Vacant/Int.	\$1,852,000	\$1,926,000	\$74,000	\$74,000	0.11%	\$5.27	\$27,953	\$1.99
730	408880 3586	COURTYARD BY MAR	CNL HOTEL INVESTORS INC	Yes	Hotel	\$36,250,000	\$36,793,800	\$543,800	\$543,800	0.78%	\$9.26	\$205,420	\$3.50
731	408880 3600	SOUTH LAKE UNION P	CITY OF SEATTLE PARKS DEPT	No	Vacant/Int.	\$1,425,300	\$1,539,300	\$114,000	\$114,000	0.16%	\$2.09	\$43,063	\$0.79
732	408880 3625	VACANT LAND	CITY INVESTORS X L L C	No	Vacant/Int.	\$1,416,500	\$1,473,200	\$56,700	\$56,700	0.08%	\$4.18	\$21,418	\$1.58
733	408880 3630	KENMORE AIR	MLU INC	No	Vacant/Int.	\$381,300	\$396,500	\$15,200	\$15,200	0.02%	\$4.17	\$5,742	\$1.57
734	408880 3631	DNR LEASE 20-013492	NOT AVAILABLE FROM COUN	No	Vacant/Int.	\$459,500	\$477,900	\$18,400	\$18,400	0.03%	\$1.90	\$6,951	\$0.72
735	408880 3635	KENMORE AIR	KENMORE LAKE UNION PROPE	No	Vacant/Int.	\$946,600	\$984,500	\$37,900	\$37,900	0.05%	\$4.18	\$14,317	\$1.58
736.1	408880 3641	AGC/MOORAGE & PAR	ASSOCIATED GENERAL CONTR	Yes	Office	\$19,577,600	\$19,577,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
736.2	408880 3725	AGC BUILDING AND B	ASSOCIATED GENERAL CONTR	Yes	Office	----- w/408880 3641 -----			\$0	0.00%	\$0.00	\$0	\$0.00
737	408880 3642	AGC PARKING	NOT AVAILABLE FROM COUN	Yes	Office	----- w/408880 3641 -----			\$0	0.00%	\$0.00	\$0	\$0.00
738	408880 3644	DNR LEASE 20-013250	ASSOCIATED GENERAL CONTR	No	Vacant/Int.	\$712,500	\$719,600	\$7,100	\$7,100	0.01%	\$0.47	\$2,682	\$0.18
739.1	619500 0020	CONVENTION CENTER	WASHINGTON STATE TRADE	Yes	Other	\$26,977,000	\$26,977,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
739.2	619500 0030	GRAND HYATT (CONV	Hedreen Hotel L L C	Yes	Hotel	\$85,000,000	\$85,425,000	\$425,000	\$425,000	0.61%	\$13.56	\$160,543	\$5.12
740.1	660047 0010	PACIFIC PLACE	PSD PACIFIC PLACE LLC	Yes	Retail	\$101,774,000	\$102,791,700	\$1,017,700	\$1,017,700	1.47%	\$37.49	\$384,435	\$14.16
740.2	660047 0020	PACIFIC PLACE GARAG	CITY OF SEATTLE EXEC SER	Yes	Retail	\$25,225,200	\$25,225,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.01	745720 0010	ROYAL CREST CONDO	Lalani Ashraf	Yes	Condo	\$139,400	\$139,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.02	745720 0020	ROYAL CREST CONDO	GLOBAL FINANCE & INVESTM	Yes	Condo	\$283,300	\$283,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.03	745720 0030	ROYAL CREST CONDO	Keeran Charles V;Richardson Ma	Yes	Condo	\$312,900	\$312,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.04	745720 0040	ROYAL CREST CONDO	Yun Angela	Yes	Condo	\$68,300	\$68,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.05	745720 0050	ROYAL CREST CONDO	ROYAL CREST CONDOMINIUM	Yes	Condo	\$205,800	\$205,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.06	745720 0060	ROYAL CREST CONDO	Ramos Theresa G	Yes	Condo	\$282,500	\$282,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00

	3-29-06	LID Property Summary														
		South Lake Union Street Car														
		Final Special Benefits Study														
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Owner Name (Last, First) Preliminary Roll	Street Address	Larger Parcel	LP Confirm	Analysis Zoning	Current Use	Total Lot Size	Unusable Areas	Net Usable	Year Built	Gross Bldg SF	Net Bldg SF	BCA Zone
783.07	745720 0070	ROYAL CREST CONDO	Mooney John G & Sharon L	Mooney John G & Sharon L	2100 3rd Ave #405			DMR/R 125	Condo	124	0	124	1973	1,300	1,300	E
783.08	745720 0080	ROYAL CREST CONDO	Mooney John G & Sharon L	Mooney John G & Sharon L	2100 3rd Ave #406			DMR/R 125	Condo	55	0	55	1973	572	572	E
783.09	745720 0090	ROYAL CREST CONDO	Sorenson Brian S	Sorenson Brian S	2100 3rd Ave #501			DMR/R 125	Condo	74	0	74	1973	772	772	E
783.10	745720 0100	ROYAL CREST CONDO	Carlton Lynn	Carlton Lynn	2100 3rd Ave #502			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.11	745720 0110	ROYAL CREST CONDO	Nguyen Minh	Nguyen Minh	2100 3rd Ave #503			DMR/R 125	Condo	93	0	93	1973	976	976	E
783.12	745720 0120	ROYAL CREST CONDO	Savojni Vivien & Adriano	Savojni Vivien & Adriano	2100 3rd Ave #504			DMR/R 125	Condo	55	0	55	1973	578	578	E
783.13	745720 0130	ROYAL CREST CONDO	Ravikovich Alexander	Ravikovich Alexander	2100 3rd Ave #505			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.14	745720 0140	ROYAL CREST CONDO	O'Neill J Patrick & Theresa	O'Neill J Patrick & Theresa	2100 3rd Ave #506			DMR/R 125	Condo	74	0	74	1973	773	773	E
783.15	745720 0150	ROYAL CREST CONDO	McClain Ronald P & Harriet V	McClain Ronald P & Harriet V	2100 3rd Ave #601			DMR/R 125	Condo	92	0	92	1973	969	969	E
783.16	745720 0160	ROYAL CREST CONDO	Poage Douglas L & Jane B	Poage Douglas L & Jane B	2100 3rd Ave #602			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.17	745720 0170	ROYAL CREST CONDO	Bajenov Mikhail	Bajenov Mikhail	2100 3rd Ave #603			DMR/R 125	Condo	74	0	74	1973	779	779	E
783.18	745720 0180	ROYAL CREST CONDO	Gorska Elvira P	Gorska Elvira P	2100 3rd Ave #604			DMR/R 125	Condo	75	0	75	1973	783	783	E
783.19	745720 0190	ROYAL CREST CONDO	Davis Kevin M & Teresa K	Davis Kevin M & Teresa K	2100 3rd Ave #605			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.20	745720 0200	ROYAL CREST CONDO	Cheriel Chandran P & Sally	Cheriel Chandran P & Sally	2100 3rd Ave #606			DMR/R 125	Condo	55	0	55	1973	572	572	E
783.21	745720 0210	ROYAL CREST CONDO	Flugel Faith L	Flugel Faith L	2100 3rd Ave #701			DMR/R 125	Condo	74	0	74	1973	772	772	E
783.22	745720 0220	ROYAL CREST CONDO	Voris Donald V	Voris Donald V	2100 3rd Ave #702			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.23	745720 0230	ROYAL CREST CONDO	Abercrombie Nancy Pardee	Abercrombie Nancy Pardee	2100 3rd Ave #703			DMR/R 125	Condo	93	0	93	1973	976	976	E
783.24	745720 0240	ROYAL CREST CONDO	Erdman Timothy A	Erdman Timothy A	2100 3rd Ave #704			DMR/R 125	Condo	55	0	55	1973	578	578	E
783.25	745720 0250	ROYAL CREST CONDO	DeLos Santos Nora & Apolonia	DeLos Santos Nora & Apolonia	2100 3rd Ave #705			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.26	745720 0260	ROYAL CREST CONDO	Savojni Vivien & Adriano	Savojni Vivien & Adriano	2100 3rd Ave #706			DMR/R 125	Condo	74	0	74	1973	773	773	E
783.27	745720 0270	ROYAL CREST CONDO	Lane Jay B	Lane Jay B	2100 3rd Ave #801			DMR/R 125	Condo	92	0	92	1973	969	969	E
783.28	745720 0280	ROYAL CREST CONDO	Chin Mari & Lay K	Chin Mari & Lay K	2100 3rd Ave #802			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.29	745720 0290	ROYAL CREST CONDO	Pitlick Elizabeth H	Pitlick Elizabeth H	2100 3rd Ave #803			DMR/R 125	Condo	74	0	74	1973	779	779	E
783.30	745720 0300	ROYAL CREST CONDO	Link Evelyn D	Link Evelyn D	2100 3rd Ave #804			DMR/R 125	Condo	75	0	75	1973	783	783	E
783.31	745720 0310	ROYAL CREST CONDO	Gilder Richard & Violeta P	Gilder Richard & Violeta P	2100 3rd Ave #805 (No Mail)			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.32	745720 0320	ROYAL CREST CONDO	Johnson Hita	Vance Reid A	2100 3rd Ave #806			DMR/R 125	Condo	55	0	55	1973	572	572	E
783.33	745720 0330	ROYAL CREST CONDO	Sobkowski Krzysztof W	Ninburg Michael H	2100 3rd Ave #901			DMR/R 125	Condo	74	0	74	1973	772	772	E
783.34	745720 0340	ROYAL CREST CONDO	Boyce Ferdinand D & Claranne E	Ayers Matthew R	2100 3rd Ave #902			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.35	745720 0350	ROYAL CREST CONDO	Lee Larry L & Joan E	Lee Larry L & Joan E	2100 3rd Ave #903			DMR/R 125	Condo	93	0	93	1973	976	976	E
783.36	745720 0360	ROYAL CREST CONDO	Lawrence Daniel J	Lawrence Daniel J	2100 3rd Ave #904			DMR/R 125	Condo	55	0	55	1973	578	578	E
783.37	745720 0370	ROYAL CREST CONDO	Minev N N & Borissova Elena	Minev N N & Borissova Elena	2100 3rd Ave #905			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.38	745720 0380	ROYAL CREST CONDO	Harris William R	Harris William R	2100 3rd Ave #906			DMR/R 125	Condo	74	0	74	1973	773	773	E
783.39	745720 0390	ROYAL CREST CONDO	Clarke Amy P	Clarke Amy P	2100 3rd Ave #1001			DMR/R 125	Condo	92	0	92	1973	969	969	E
783.40	745720 0400	ROYAL CREST CONDO	Frye Thomas L Jr & Valerie H	Frye Jr. Thomas L & Valerie H	2100 3rd Ave #1002			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.41	745720 0410	ROYAL CREST CONDO	Otero Jose A	Klein Stephen M	2100 3rd Ave #1003			DMR/R 125	Condo	74	0	74	1973	779	779	E
783.42	745720 0420	ROYAL CREST CONDO	Long Timothy L	Long Timothy L	2100 3rd Ave #1004			DMR/R 125	Condo	75	0	75	1973	783	783	E
783.43	745720 0430	ROYAL CREST CONDO	Deppel Mark A	Deppel Mark A	2100 3rd Ave #1005			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.44	745720 0440	ROYAL CREST CONDO	Cheriel Chandran P & Sally	Cheriel Chandran P & Sally	2100 3rd Ave #1006			DMR/R 125	Condo	55	0	55	1973	572	572	E
783.45	745720 0450	ROYAL CREST CONDO	Schepper Christopher R	McCoy Joey D	2100 3rd Ave #1101			DMR/R 125	Condo	74	0	74	1973	772	772	E
783.46	745720 0460	ROYAL CREST CONDO	Clarke Amy P	Clarke Amy P	2100 3rd Ave #1102			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.47	745720 0470	ROYAL CREST CONDO	Kumata Gerald H	Kumata Gerald H	2100 3rd Ave #1103			DMR/R 125	Condo	93	0	93	1973	976	976	E
783.48	745720 0480	ROYAL CREST CONDO	Carter Garth K & Sharyl L	Carter Garth K & Sharyl L	2100 3rd Ave #1104			DMR/R 125	Condo	55	0	55	1973	578	578	E
783.49	745720 0490	ROYAL CREST CONDO	Payseno John P & Cheryl L	Payseno John P & Cheryl L	2100 3rd Ave #1105			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.50	745720 0500	ROYAL CREST CONDO	Williams Alan E	Williams Alan E	2100 3rd Ave #1106			DMR/R 125	Condo	74	0	74	1973	773	773	E
783.51	745720 0510	ROYAL CREST CONDO	Belousova Maria	Davis Arthur C	2100 3rd Ave #1201			DMR/R 125	Condo	92	0	92	1973	969	969	E
783.52	745720 0520	ROYAL CREST CONDO	Moergeli Keith E	Moergeli Keith E	2100 3rd Ave #1202			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E

	3-29-06	LID Property Summary											
		South Lake Union Street Car											
		Final Special Benefits Study											
					Final Before & After/ Special Benefits/ BCA Assessments								
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass/SSF Land
783.07	745720 0070	ROYAL CREST CONDO	Mooney John G & Sharon L.	Yes	Condo	\$278,300	\$278,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.08	745720 0080	ROYAL CREST CONDO	Mooney John G & Sharon L.	Yes	Condo	\$120,800	\$120,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.09	745720 0090	ROYAL CREST CONDO	Sorenson Brian S	Yes	Condo	\$168,000	\$168,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.10	745720 0100	ROYAL CREST CONDO	Carlton Lynn	Yes	Condo	\$289,800	\$289,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.11	745720 0110	ROYAL CREST CONDO	Nguyen Minh	Yes	Condo	\$213,200	\$213,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.12	745720 0120	ROYAL CREST CONDO	Savojni Vivien & Adriano	Yes	Condo	\$125,000	\$125,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.13	745720 0130	ROYAL CREST CONDO	Ravikovich Alexander	Yes	Condo	\$289,800	\$289,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.14	745720 0140	ROYAL CREST CONDO	O'Neill J Patrick & Theresa	Yes	Condo	\$168,000	\$168,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.15	745720 0150	ROYAL CREST CONDO	McClain Ronald P & Harriet V	Yes	Condo	\$215,300	\$215,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.16	745720 0160	ROYAL CREST CONDO	Poage Douglas L & Jane B	Yes	Condo	\$296,100	\$296,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.17	745720 0170	ROYAL CREST CONDO	Bajenov Mikhail	Yes	Condo	\$172,200	\$172,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.18	745720 0180	ROYAL CREST CONDO	Gorska Elvira P	Yes	Condo	\$173,300	\$173,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.19	745720 0190	ROYAL CREST CONDO	Davis Kevin M & Terresa K	Yes	Condo	\$296,100	\$296,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.20	745720 0200	ROYAL CREST CONDO	Cheriel Chandran P & Sally	Yes	Condo	\$126,000	\$126,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.21	745720 0210	ROYAL CREST CONDO	Flugel Faith L.	Yes	Condo	\$173,300	\$173,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.22	745720 0220	ROYAL CREST CONDO	Voris Donald V	Yes	Condo	\$301,400	\$301,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.23	745720 0230	ROYAL CREST CONDO	Abercrombie Nancy Pardee	Yes	Condo	\$220,500	\$220,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.24	745720 0240	ROYAL CREST CONDO	Erdman Timothy A	Yes	Condo	\$129,200	\$129,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.25	745720 0250	ROYAL CREST CONDO	DeLos Santos Nora & Apolonia	Yes	Condo	\$301,400	\$301,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.26	745720 0260	ROYAL CREST CONDO	Savojni Vivien & Adriano	Yes	Condo	\$174,300	\$174,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.27	745720 0270	ROYAL CREST CONDO	Lane Jay B	Yes	Condo	\$222,600	\$222,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.28	745720 0280	ROYAL CREST CONDO	Chin Mari & Lay K	Yes	Condo	\$306,600	\$306,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.29	745720 0290	ROYAL CREST CONDO	Pitlick Elizabeth H	Yes	Condo	\$87,200	\$87,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.30	745720 0300	ROYAL CREST CONDO	Link Evelyn D	Yes	Condo	\$179,600	\$179,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.31	745720 0310	ROYAL CREST CONDO	Gilder Richard & Violeta P	Yes	Condo	\$306,600	\$306,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.32	745720 0320	ROYAL CREST CONDO	Johnson Hita	Yes	Condo	\$130,200	\$130,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.33	745720 0330	ROYAL CREST CONDO	Sobkowski Krzysztof W	Yes	Condo	\$179,600	\$179,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.34	745720 0340	ROYAL CREST CONDO	Boyce Ferdinand D & Claranne E	Yes	Condo	\$310,800	\$310,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.35	745720 0350	ROYAL CREST CONDO	Lee Larry L & Joan E	Yes	Condo	\$226,800	\$226,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.36	745720 0360	ROYAL CREST CONDO	Lawrence Daniel J	Yes	Condo	\$133,400	\$133,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.37	745720 0370	ROYAL CREST CONDO	Minev N N & Borissova Elena	Yes	Condo	\$310,800	\$310,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.38	745720 0380	ROYAL CREST CONDO	Harris William R	Yes	Condo	\$179,600	\$179,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.39	745720 0390	ROYAL CREST CONDO	Clarke Amy P	Yes	Condo	\$228,900	\$228,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.40	745720 0400	ROYAL CREST CONDO	Frye Thomas L Jr & Valerie H	Yes	Condo	\$314,000	\$314,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.41	745720 0410	ROYAL CREST CONDO	Otero Jose A	Yes	Condo	\$182,700	\$182,700	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.42	745720 0420	ROYAL CREST CONDO	Long Timothy L.	Yes	Condo	\$183,800	\$183,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.43	745720 0430	ROYAL CREST CONDO	Deppel Mark A	Yes	Condo	\$314,000	\$314,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.44	745720 0440	ROYAL CREST CONDO	Cheriel Chandran P & Sally	Yes	Condo	\$133,400	\$133,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.45	745720 0450	ROYAL CREST CONDO	Schepper Christopher R	Yes	Condo	\$183,800	\$183,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.46	745720 0460	ROYAL CREST CONDO	Clarke Amy P	Yes	Condo	\$318,200	\$318,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.47	745720 0470	ROYAL CREST CONDO	Kumata Gerald H	Yes	Condo	\$233,100	\$233,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.48	745720 0480	ROYAL CREST CONDO	Carter Garth K & Sharyl L.	Yes	Condo	\$136,500	\$136,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.49	745720 0490	ROYAL CREST CONDO	Payseno John P & Cheryl L	Yes	Condo	\$318,200	\$318,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.50	745720 0500	ROYAL CREST CONDO	Williams Alan E	Yes	Condo	\$183,800	\$183,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.51	745720 0510	ROYAL CREST CONDO	Belousova Maria	Yes	Condo	\$234,200	\$234,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.52	745720 0520	ROYAL CREST CONDO	Moergeli Keith E	Yes	Condo	\$321,300	\$321,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00

	3-29-06	LID Property Summary															
		South Lake Union Street Car															
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				Final Before & After/ Special Benefits/ BCA Assessments									
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass/SSF Land
783.53	745720 0530	ROYAL CREST CONDO	Lauritsen Yaeko	Yes	Condo	\$186,900	\$186,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.54	745720 0540	ROYAL CREST CONDO	Davis Virginia C	Yes	Condo	\$188,000	\$188,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.55	745720 0550	ROYAL CREST CONDO	Duffy Patrick K & Thomasine;	Yes	Condo	\$321,300	\$321,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.56	745720 0560	ROYAL CREST CONDO	Bryan Daisy	Yes	Condo	\$136,500	\$136,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.57	745720 0570	ROYAL CREST CONDO	Anderson Ronald E & Maressa	Yes	Condo	\$186,900	\$186,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.58	745720 0580	ROYAL CREST CONDO	Al-Sabt Mohammad & Michal Ann	Yes	Condo	\$323,400	\$323,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.59	745720 0590	ROYAL CREST CONDO	Harrison Elaine K	Yes	Condo	\$238,400	\$238,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.60	745720 0600	ROYAL CREST CONDO	Tam Patrick Y & Angelika M	Yes	Condo	\$138,600	\$138,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.61	745720 0610	ROYAL CREST CONDO	Urata Ann H	Yes	Condo	\$323,400	\$323,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.62	745720 0620	ROYAL CREST CONDO	Mudra Valerie Heide	Yes	Condo	\$188,000	\$188,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.63	745720 0630	ROYAL CREST CONDO	Poultridge Joan K	Yes	Condo	\$238,400	\$238,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.64	745720 0640	ROYAL CREST CONDO	Kirk Gary M	Yes	Condo	\$327,600	\$327,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.65	745720 0650	ROYAL CREST CONDO	Bailey Timothy A & Kristine L.	Yes	Condo	\$190,100	\$190,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.66	745720 0660	ROYAL CREST CONDO	MOSCATEL FAMILY LLC	Yes	Condo	\$192,200	\$192,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.67	745720 0670	ROYAL CREST CONDO	Selga Beverly J	Yes	Condo	\$327,600	\$327,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.68	745720 0680	ROYAL CREST CONDO	Shaffer Robert J	Yes	Condo	\$138,600	\$138,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.69	745720 0690	ROYAL CREST CONDO	Aldrich Steven R	Yes	Condo	\$221,600	\$221,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.70	745720 0700	ROYAL CREST CONDO	Payseno John P & Cheryl L	Yes	Condo	\$382,200	\$382,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.71	745720 0710	ROYAL CREST CONDO	Block Richard O	Yes	Condo	\$145,400	\$145,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.72	745720 0720	ROYAL CREST CONDO	Reppond James	Yes	Condo	\$141,800	\$141,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.73	745720 0730	ROYAL CREST CONDO	Chan Matthew N	Yes	Condo	\$329,700	\$329,700	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.74	745720 0740	ROYAL CREST CONDO	Doles Douglas H & Sherry	Yes	Condo	\$191,100	\$191,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.75	745720 0750	ROYAL CREST CONDO	Chitnis Praful	Yes	Condo	\$255,200	\$255,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.76	745720 0760	ROYAL CREST CONDO	Carvalho-Maia Suzanne Graham	Yes	Condo	\$386,400	\$386,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.77	745720 0770	ROYAL CREST CONDO	Whinihan Elaine B	Yes	Condo	\$224,700	\$224,700	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.78	745720 0780	ROYAL CREST CONDO	Gorska Elvira P	Yes	Condo	\$194,300	\$194,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.79	745720 0790	ROYAL CREST CONDO	Lawrence Clarence P	Yes	Condo	\$331,800	\$331,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.80	745720 0800	ROYAL CREST CONDO	Mitchell Donald L & Michelle M	Yes	Condo	\$141,800	\$141,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.81	745720 0810	ROYAL CREST CONDO	Cincotta John A	Yes	Condo	\$226,800	\$226,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.82	745720 0820	ROYAL CREST CONDO	Harriott Don M & Beverly J	Yes	Condo	\$392,700	\$392,700	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.83	745720 0830	ROYAL CREST CONDO	Keeran Charles V & Mary	Yes	Condo	\$288,800	\$288,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.84	745720 0840	ROYAL CREST CONDO	Verdugo Pedro J & Luz Maria	Yes	Condo	\$143,900	\$143,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.85	745720 0850	ROYAL CREST CONDO	Shaddy Mary B	Yes	Condo	\$335,000	\$335,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.86	745720 0860	ROYAL CREST CONDO	Jones David R	Yes	Condo	\$193,200	\$193,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.87	745720 0870	ROYAL CREST CONDO	Ramos Theresa G	Yes	Condo	\$288,800	\$288,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.88	745720 0880	ROYAL CREST CONDO	Totev Krassimir S	Yes	Condo	\$395,900	\$395,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.89	745720 0890	ROYAL CREST CONDO	Craig John V	Yes	Condo	\$231,000	\$231,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.90	745720 0900	ROYAL CREST CONDO	Tse Bennett C;Chan Lee Ha	Yes	Condo	\$197,400	\$197,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.91	745720 0910	ROYAL CREST CONDO	Richardson Renee B	Yes	Condo	\$337,100	\$337,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.92	745720 0920	ROYAL CREST CONDO	Cheung Hung K	Yes	Condo	\$142,800	\$142,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.93	745720 0930	ROYAL CREST CONDO	Mitchell John P & Irene M	Yes	Condo	\$231,000	\$231,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.94	745720 0940	ROYAL CREST CONDO	Mitchell John P	Yes	Condo	\$399,000	\$399,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.95	745720 0950	ROYAL CREST CONDO	Amador Rene	Yes	Condo	\$291,900	\$291,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.96	745720 0960	ROYAL CREST CONDO	Hendrix Michael K	Yes	Condo	\$146,000	\$146,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.97	745720 0970	ROYAL CREST CONDO	Phillips Tom	Yes	Condo	\$186,500	\$186,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.98	745720 0980	ROYAL CREST CONDO	Popovska Diana R	Yes	Condo	\$196,400	\$196,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00

	3-29-06	LID Property Summary														
		<i>South Lake Union Street Car</i>														
		Final Special Benefits Study														
LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Owner Name (Last, First) Preliminary Roll	Street Address	Larger Parcel	LP Confirm	Analysis Zoning	Current Use	Total Lot Size	Unusable Areas	Net Usable	Year Built	Gross Bldg SF	Net Bldg SF	BCA Zone
783.99	745720 0990	ROYAL CREST CONDO	Brecke Allen D	Brecke Allen D	2100 3rd Ave #2001			DMR/R 125	Condo	92	0	92	1973	963	963	E
783.100	745720 1000	ROYAL CREST CONDO	Hasbrouck Jan E	Hasbrouck Jan E	2100 3rd Ave #2003			DMR/R 125	Condo	200	0	200	1973	2,100	2,100	E
783.101	745720 1010	ROYAL CREST CONDO	Nogales Anthony C & Janice E	Nogales Anthony C & Janice E	2100 3rd Ave #2004			DMR/R 125	Condo	75	0	75	1973	783	783	E
783.102	745720 1020	ROYAL CREST CONDO	Wall Marianne	Wall Marianne	2100 3rd Ave #2006			DMR/R 125	Condo	181	0	181	1973	1,900	1,900	E
783.103	745720 1030	ROYAL CREST CONDO	Keller Annabel	Keller Annabel	2100 3rd Ave #2101			DMR/R 125	Condo	74	0	74	1973	772	772	E
783.104	745720 1040	ROYAL CREST CONDO	Kittilson Donna D	Kittilson Donna D	2100 3rd Ave #2102			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.105	745720 1050	ROYAL CREST CONDO	Kittilson Donna D	Ingman Helen V	2100 3rd Ave #2103			DMR/R 125	Condo	93	0	93	1973	976	976	E
783.106	745720 1060	ROYAL CREST CONDO	White Garry E & Terry C	White Garry E & Terry C	2100 3rd Ave #2104			DMR/R 125	Condo	55	0	55	1973	578	578	E
783.107	745720 1070	ROYAL CREST CONDO	Pulling Michele C	Pulling Michele C	2100 3rd Ave #2105			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.108	745720 1080	ROYAL CREST CONDO	Tsang S H	Tsang S H	2100 3rd Ave #2106			DMR/R 125	Condo	74	0	74	1973	773	773	E
783.109	745720 1090	ROYAL CREST CONDO	Collier Ernestine	Collier Ernestine	2100 3rd Ave #2201			DMR/R 125	Condo	92	0	92	1973	969	969	E
783.110	745720 1100	ROYAL CREST CONDO	Olson Donald A & Francella E	Olson Donald A & Francella E	2100 3rd Ave #2203			DMR/R 125	Condo	200	0	200	1973	2,100	2,100	E
783.111	745720 1110	ROYAL CREST CONDO	Kavanaugh Joseph P	Kavanaugh Joseph P	2100 3rd Ave #2204			DMR/R 125	Condo	75	0	75	1973	783	783	E
783.112	745720 1120	ROYAL CREST CONDO	Finneran Frank K Jr & Susan M	Finneran Jr. Frank K & Susan M	2100 3rd Ave #2206			DMR/R 125	Condo	181	0	181	1973	1,900	1,900	E
783.113	745720 1130	ROYAL CREST CONDO	Thiessen Janet E	Thiessen Janet E	2100 3rd Ave #2301			DMR/R 125	Condo	74	0	74	1973	772	772	E
783.114	745720 1140	ROYAL CREST CONDO	Fisher Peter; Fisher Peter	Fisher Peter & Peter	2100 3rd Ave #2302			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.115	745720 1150	ROYAL CREST CONDO	Yasui Richard	Latimer W V	2100 3rd Ave #2303			DMR/R 125	Condo	93	0	93	1973	976	976	E
783.116	745720 1160	ROYAL CREST CONDO	Bingham Stephen H	Bingham Stephen H	2100 3rd Ave #2304			DMR/R 125	Condo	55	0	55	1973	578	578	E
783.117	745720 1170	ROYAL CREST CONDO	Shoemaker Betty A	Shoemaker Betty A	2100 3rd Ave #2305			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.118	745720 1180	ROYAL CREST CONDO	DiFuria Paul S	DiFuria Paul S	2100 3rd Ave #2306			DMR/R 125	Condo	74	0	74	1973	773	773	E
783.119	745720 1190	ROYAL CREST CONDO	Huey Anne Louise	Huey Anne Louise	2100 3rd Ave #2401			DMR/R 125	Condo	92	0	92	1973	969	969	E
783.120	745720 1200	ROYAL CREST CONDO	Grant Charles E; Hall Linda S	Grant Charles E	2100 3rd Ave #2403			DMR/R 125	Condo	200	0	200	1973	2,100	2,100	E
783.121	745720 1210	ROYAL CREST CONDO	Mentink Wynne J & Scott W	Mentink Wynne J & Scott W	2100 3rd Ave #2404			DMR/R 125	Condo	75	0	75	1973	783	783	E
783.122	745720 1220	ROYAL CREST CONDO	Wang Win	Wang Win	2100 3rd Ave #2406			DMR/R 125	Condo	181	0	181	1973	1,900	1,900	E
783.123	745720 1230	ROYAL CREST CONDO	Johnston Mary L F	Johnston Mary L F	2100 3rd Ave #2501			DMR/R 125	Condo	74	0	74	1973	772	772	E
783.124	745720 1240	ROYAL CREST CONDO	Lundy Ruth S	Lundy Ruth S	2100 3rd Ave #2502			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.125	745720 1250	ROYAL CREST CONDO	Ford Gary L	Ford Gary L	2100 3rd Ave #2503			DMR/R 125	Condo	93	0	93	1973	976	976	E
783.126	745720 1260	ROYAL CREST CONDO	Berne Craig T & Cynthia M	Berne Craig T & Cynthia M	2100 3rd Ave #2504			DMR/R 125	Condo	55	0	55	1973	578	578	E
783.127	745720 1270	ROYAL CREST CONDO	Layne Francine B	Layne Francine B	2100 3rd Ave #2505			DMR/R 125	Condo	126	0	126	1973	1,323	1,323	E
783.128	745720 1280	ROYAL CREST CONDO	Holman Suzann	Winter Patrice M	2100 3rd Ave #2506			DMR/R 125	Condo	74	0	74	1973	773	773	E
783.129	745720 1290	ROYAL CREST CONDO	Fredette Denise M	Fredette Denise M	2100 3rd Ave #2601			DMR/R 125	Condo	92	0	92	1973	969	969	E
783.130	745720 1300	ROYAL CREST CONDO	HAAS FAMILY TRUST	Haas	2100 3rd Ave #2603 (No Mail)			DMR/R 125	Condo	200	0	200	1973	2,100	2,100	E
783.131	745720 1310	ROYAL CREST CONDO	Ima Mary	Ima Mary	2100 3rd Ave #2604			DMR/R 125	Condo	75	0	75	1973	783	783	E
783.132	745720 1320	ROYAL CREST CONDO	Fujiki Yukio	Fujiki Yukio	2100 3rd Ave #2606			DMR/R 125	Condo	181	0	181	1973	1,900	1,900	E
783.133	745720 1330	ROYAL CREST CONDO	Minev N N & Borissova Elena	Minev N N & Borissova Elena	2100 3rd Ave #P-1			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.134	745720 1340	ROYAL CREST CONDO	Deppel Mark A	Deppel Mark A	2100 3rd Ave #P-2			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.135	745720 1350	ROYAL CREST CONDO	Mudra Valerie Heide	Mudra Valerie Heide	2100 3rd Ave #P-3			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.136	745720 1360	ROYAL CREST CONDO	Payseno John P & Cheryl L	Payseno John P & Cheryl L	2100 3rd Ave #P-4			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.137	745720 1370	ROYAL CREST CONDO	Duffy Patrick K & Thomasine;	Duffy Patrick K & Thomasine	2100 3rd Ave #P-5			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.138	745720 1380	ROYAL CREST CONDO	Fredette Denise M	Fredette Denise M	2100 3rd Ave #P-6			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.139	745720 1390	ROYAL CREST CONDO	Kittilson Donna D	Kittilson Donna D	2100 3rd Ave #P-7			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.140	745720 1410	ROYAL CREST CONDO	DeLos Santos Nora & Apolonia	DeLos Santos Nora & Apolonia	2100 3rd Ave #P-9			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.141	745720 1420	ROYAL CREST CONDO	Porte George	Porte George	2100 3rd Ave #P-10			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.142	745720 1430	ROYAL CREST CONDO	Latimer Sakiko	Latimer W V	2100 3rd Ave #P-11			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.143	745720 1440	ROYAL CREST CONDO	Mooney John G & Sharon L	Mooney John G & Sharon L	2100 3rd Ave #P-12			DMR/R 125	Condo	0	0	0	1973	0	0	E
783.144	745720 1450	ROYAL CREST CONDO	Richardson Renee B	Richardson Renee B	2100 3rd Ave #P-13			DMR/R 125	Condo	0	0	0	1973	0	0	E

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LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass/SSF Land
783.99	745720 0990	ROYAL CREST CONDO	Brecke Allen D	Yes	Condo	\$289,800	\$289,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.100	745720 1000	ROYAL CREST CONDO	Hasbrouck Jan E	Yes	Condo	\$642,600	\$642,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.101	745720 1010	ROYAL CREST CONDO	Nogales Anthony C & Janice E	Yes	Condo	\$200,600	\$200,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.102	745720 1020	ROYAL CREST CONDO	Wall Marianne	Yes	Condo	\$494,600	\$494,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.103	745720 1030	ROYAL CREST CONDO	Keller Annabel	Yes	Condo	\$233,100	\$233,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.104	745720 1040	ROYAL CREST CONDO	Kittilson Donna D	Yes	Condo	\$403,200	\$403,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.105	745720 1050	ROYAL CREST CONDO	Kittilson Donna D	Yes	Condo	\$296,100	\$296,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.106	745720 1060	ROYAL CREST CONDO	White Garry E & Terry C	Yes	Condo	\$148,100	\$148,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.107	745720 1070	ROYAL CREST CONDO	Pulling Michele C	Yes	Condo	\$344,400	\$344,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.108	745720 1080	ROYAL CREST CONDO	Tsang S H	Yes	Condo	\$198,500	\$198,500	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.109	745720 1090	ROYAL CREST CONDO	Collier Ernestine	Yes	Condo	\$179,200	\$179,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.110	745720 1100	ROYAL CREST CONDO	Olson Donald A & Francella E	Yes	Condo	\$650,000	\$650,000	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.111	745720 1110	ROYAL CREST CONDO	Kavanaugh Joseph P	Yes	Condo	\$202,700	\$202,700	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.112	745720 1120	ROYAL CREST CONDO	Finneran Frank K Jr & Susan M	Yes	Condo	\$499,800	\$499,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.113	745720 1130	ROYAL CREST CONDO	Thiessen Janet E	Yes	Condo	\$235,200	\$235,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.114	745720 1140	ROYAL CREST CONDO	Fisher Peter.Fisher Peter	Yes	Condo	\$407,400	\$407,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.115	745720 1150	ROYAL CREST CONDO	Yasui Richard	Yes	Condo	\$299,300	\$299,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.116	745720 1160	ROYAL CREST CONDO	Bingham Stephen H	Yes	Condo	\$150,200	\$150,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.117	745720 1170	ROYAL CREST CONDO	Shoemaker Betty A	Yes	Condo	\$348,600	\$348,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.118	745720 1180	ROYAL CREST CONDO	DiFuria Paul S	Yes	Condo	\$201,600	\$201,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.119	745720 1190	ROYAL CREST CONDO	Huey Anne Louise	Yes	Condo	\$298,200	\$298,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.120	745720 1200	ROYAL CREST CONDO	Grant Charles E;Hall Linda S	Yes	Condo	\$656,300	\$656,300	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.121	745720 1210	ROYAL CREST CONDO	Mentink Wynne J & Scott W	Yes	Condo	\$205,800	\$205,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.122	745720 1220	ROYAL CREST CONDO	Wang Win	Yes	Condo	\$506,100	\$506,100	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.123	745720 1230	ROYAL CREST CONDO	Johnston Mary L F	Yes	Condo	\$238,400	\$238,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.124	745720 1240	ROYAL CREST CONDO	Lundy Ruth S	Yes	Condo	\$412,700	\$412,700	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.125	745720 1250	ROYAL CREST CONDO	Ford Gary L	Yes	Condo	\$302,400	\$302,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.126	745720 1260	ROYAL CREST CONDO	Berne Craig T & Cynthia M	Yes	Condo	\$151,200	\$151,200	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.127	745720 1270	ROYAL CREST CONDO	Layne Francine B	Yes	Condo	\$351,800	\$351,800	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.128	745720 1280	ROYAL CREST CONDO	Holman Suzann	Yes	Condo	\$203,700	\$203,700	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.129	745720 1290	ROYAL CREST CONDO	Fredette Denise M	Yes	Condo	\$302,400	\$302,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.130	745720 1300	ROYAL CREST CONDO	HAAS FAMILY TRUST	Yes	Condo	\$663,600	\$663,600	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.131	745720 1310	ROYAL CREST CONDO	Ima Mary	Yes	Condo	\$206,900	\$206,900	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.132	745720 1320	ROYAL CREST CONDO	Fujiki Yukio	Yes	Condo	\$511,400	\$511,400	\$0	\$0	0.00%	\$0.00	\$0	\$0.00
783.133	745720 1330	ROYAL CREST CONDO	Minev N N & Borissova Elena	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.134	745720 1340	ROYAL CREST CONDO	Deppel Mark A	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.135	745720 1350	ROYAL CREST CONDO	Mudra Valerie Heide	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.136	745720 1360	ROYAL CREST CONDO	Payseno John P & Cheryl L	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.137	745720 1370	ROYAL CREST CONDO	Duffy Patrick K & Thomasine;	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.138	745720 1380	ROYAL CREST CONDO	Fredette Denise M	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.139	745720 1390	ROYAL CREST CONDO	Kittilson Donna D	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.140	745720 1410	ROYAL CREST CONDO	DeLos Santos Nora & Apolonia	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.141	745720 1420	ROYAL CREST CONDO	Porte George	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.142	745720 1430	ROYAL CREST CONDO	Latimer Sakiko	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.143	745720 1440	ROYAL CREST CONDO	Mooney John G & Sharon L	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.144	745720 1450	ROYAL CREST CONDO	Richardson Renee B	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!

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LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass/SSF Land
783.145	745720 1460	ROYAL CREST CONDO	Belousova Maria	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.146	745720 1470	ROYAL CREST CONDO	Mitchell John P	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.147	745720 1480	ROYAL CREST CONDO	Chong James D	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.148	745720 1490	ROYAL CREST CONDO	Schepper Christopher R	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.149	745720 1500	ROYAL CREST CONDO	Kittilson Donna D	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.150	745720 1510	ROYAL CREST CONDO	Allen D Brecke	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.151	745720 1520	ROYAL CREST CONDO	Fisher Peter Md	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.152	745720 1530	ROYAL CREST CONDO	Huey Anne Louise	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.153	745720 1540	ROYAL CREST CONDO	Amador Rene	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.154	745720 1550	ROYAL CREST CONDO	Carvalho-Maia Suzanne Graham	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.155	745720 1570	ROYAL CREST CONDO	Gilder Richard & Violeta P	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.156	745720 1580	ROYAL CREST CONDO	Payseno John P	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.157	745720 1590	ROYAL CREST CONDO	Keeran Charles V & Mary	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.158	745720 1600	ROYAL CREST CONDO	Zodrow Michael F	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.159	745720 1610	ROYAL CREST CONDO	Ramos Theresa G	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.160	745720 1620	ROYAL CREST CONDO	Frye Thomas L Jr & Valerie H	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.161	745720 1630	ROYAL CREST CONDO	Chan Matthew N	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.162	745720 1640	ROYAL CREST CONDO	Lane Jay B	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.163	745720 1650	ROYAL CREST CONDO	Harrison Elaine K	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.164	745720 1660	ROYAL CREST CONDO	Voris Donald V	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.165	745720 1670	ROYAL CREST CONDO	Boyce Ferdinand D & Claranne E	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.166	745720 1680	ROYAL CREST CONDO	Layne Francine B	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.167	745720 1690	ROYAL CREST CONDO	Abercrombie Nancy Pardee	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.168	745720 1700	ROYAL CREST CONDO	Poage Douglas L & Jane B	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.169	745720 1710	ROYAL CREST CONDO	Kumata Gerald	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.170	745720 1720	ROYAL CREST CONDO	Krug Paul E Jr	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.171	745720 1730	ROYAL CREST CONDO	Clarke Amy P	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.172	745720 1740	ROYAL CREST CONDO	Finneran Frank K Jr & Susan M	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.173	745720 1750	ROYAL CREST CONDO	Shoemaker Betty A	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.174	745720 1760	ROYAL CREST CONDO	Urata Jack I & Ann H	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.175	745720 1770	ROYAL CREST CONDO	Chitnis Praful & Sangeeta P	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.176	745720 1780	ROYAL CREST CONDO	Hasbrouck Jan E	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.177	745720 1790	ROYAL CREST CONDO	Totev Krassimir S	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.178	745720 1800	ROYAL CREST CONDO	Pulling Michele C	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.179	745720 1810	ROYAL CREST CONDO	Grant Charles E;Hall Linda S	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.180	745720 1820	ROYAL CREST CONDO	Peterson William A & Lois M	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.181	745720 1830	ROYAL CREST CONDO	Haas Frank H & Gloria C	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.182	745720 1840	ROYAL CREST CONDO	Lundy Ruth S	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.183	745720 1850	ROYAL CREST CONDO	Wall Marianne	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.184	745720 1860	ROYAL CREST CONDO	Al-Sabt Mohammad D	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.185	745720 1870	ROYAL CREST CONDO	Olson Donald A & Francella E	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.186	745720 1880	ROYAL CREST CONDO	Olson Donald A & Francella E	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.187	745720 1890	ROYAL CREST CONDO	CHAMPION MORROW FAMILY	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.188	745720 1900	ROYAL CREST CONDO	Haas Frank H & Gloria C	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.189	745720 1910	ROYAL CREST CONDO	Shaddy Mary Beth	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.190	745720 1930	ROYAL CREST CONDO	GLOBAL FINANCE & INVESTM	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!

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LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroskan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass/SSF Land
783.191	745720 1940	ROYAL CREST CONDO	GLOBAL FINANCE & INVESTM	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.192	745720 1950	ROYAL CREST CONDO	GLOBAL FINANCE & INVESTM	Yes	Condo	\$26,300	\$26,300	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.193	745720 1960	ROYAL CREST CONDO	Schepper Christopher R	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.194	745720 1970	ROYAL CREST CONDO	Purvis Jeffrey D & Suelle	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.195	745720 1980	ROYAL CREST CONDO	Lee Larry L. & Joan E	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.196	745720 1990	ROYAL CREST CONDO	Kittilson Donna D	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.197	745720 2000	ROYAL CREST CONDO	Ravanaugh Joseph P	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.198	745720 2010	ROYAL CREST CONDO	Lane Jay B	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.199	745720 2020	ROYAL CREST CONDO	Chin Mari & Lay	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.200	745720 2030	ROYAL CREST CONDO	Whinihan Elaine B	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.201	745720 2040	ROYAL CREST CONDO	NOT AVAILABLE FROM COUN	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.202	745720 2050	ROYAL CREST CONDO	Winter Patrice M	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.203	745720 2060	ROYAL CREST CONDO	Chitnis Praful & Sangeeta P	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.204	745720 2070	ROYAL CREST CONDO	DiFuria Paul S	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.205	745720 2080	ROYAL CREST CONDO	Belousova Maria	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.206	745720 2090	ROYAL CREST CONDO	Johnson Hita	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.207	745720 2100	ROYAL CREST CONDO	Berne Craig T & Cynthia M	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.208	745720 2110	ROYAL CREST CONDO	Ramos Theresa G	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.209	745720 2120	ROYAL CREST CONDO	Shoemaker Betty A	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.210	745720 2130	ROYAL CREST CONDO	Clarke Amy P	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.211	745720 2140	ROYAL CREST CONDO	Tse Bennett	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.212	745720 2150	ROYAL CREST CONDO	Amador Rene	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.213	745720 2160	ROYAL CREST CONDO	Bailey Timothy A & Kristine L	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.214	745720 2170	ROYAL CREST CONDO	Harrison Elaine K	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.215	745720 2180	ROYAL CREST CONDO	Pitlick Elizabeth H	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.216	745720 2190	ROYAL CREST CONDO	Cain Joseph D	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.217	745720 2200	ROYAL CREST CONDO	Totev Krassimir S	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.218	745720 2210	ROYAL CREST CONDO	Fredette Denise M	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.219	745720 2220	ROYAL CREST CONDO	Davis Kevin M & Terresa K	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.220	745720 2230	ROYAL CREST CONDO	Poage Douglas L & Jane B	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.221	745720 2240	ROYAL CREST CONDO	Carvalho-Maia Suzanne Graham	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.222	745720 2250	ROYAL CREST CONDO	Continental Furniture Sales	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.223	745720 2260	ROYAL CREST CONDO	Gorska Elvira	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.224	745720 2270	ROYAL CREST CONDO	Gorska Elvira	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.225	745720 2280	ROYAL CREST CONDO	Mitchell John P	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.226	745720 2290	ROYAL CREST CONDO	Sobkowski Krzysztof W	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.227	745720 2300	ROYAL CREST CONDO	Poultridge Joan K	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.228	745720 2310	ROYAL CREST CONDO	O'Neill J Pat & Theresa C	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.229	745720 2320	ROYAL CREST CONDO	Purvis Jeffrey D & Suelle	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.230	745720 2330	ROYAL CREST CONDO	Davis Virginia C	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.231	745720 2340	ROYAL CREST CONDO	Harris William R	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.232	745720 2350	ROYAL CREST CONDO	Allen D Brecke Esq	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.233	745720 2360	ROYAL CREST CONDO	Harriott Don & Beverly	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.234	745720 2370	ROYAL CREST CONDO	Keeran Charles V & Mary	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.235	745720 2380	ROYAL CREST CONDO	Ima Mary(Trst)	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.236	745720 2390	ROYAL CREST CONDO	ROYAL CREST CONDOMINIUM	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!

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LID No.	King County Tax ID	Building Name	Owner Name (Last, First) 1/15/2006 Metroscan	Value As Improved	Type	Fee Simple Before	Fee Simple After	Special Benefit w/LP Anal.	Special Benefit w/LP Alloc.	Special Benefit % of Total	Special Benefit \$/sf Land	Recomm. Assess. for LID	Ass\$/SF Land	
783.237	745720 2400	ROYAL CREST CONDO	Huey Anne Louise	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.238	745720 2410	ROYAL CREST CONDO	ROYAL CREST CONDOMINIUM	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.239	745720 2420	ROYAL CREST CONDO	TAZUKO GERALD ESTATE	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.240	745720 2430	ROYAL CREST CONDO	Gonzales Prado Maria L	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.241	745720 2450	ROYAL CREST CONDO	Link Evelyn D	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.242	745720 2460	ROYAL CREST CONDO	ROYAL CREST CONDOMINIUM	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.243	745720 2470	ROYAL CREST CONDO	ROYAL CREST CONDOMINIUM	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.244	745720 2480	ROYAL CREST CONDO	ROYAL CREST CONDOMINIUM	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.245	745720 2490	ROYAL CREST CONDO	Krug Paul E Jr	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.246	745720 2500	ROYAL CREST CONDO	Mudra Valerie Heide	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.247	745720 2510	ROYAL CREST CONDO	Gilder Richard & Violeta P	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.248	745720 2520	ROYAL CREST CONDO	Payseno John P	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.249	745720 2530	ROYAL CREST CONDO	Craig John V	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.250	745720 2540	ROYAL CREST CONDO	Doles Doug & Sherry	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.251	745720 2550	ROYAL CREST CONDO	McClain Ronald P & Harriet V	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.252	745720 2560	ROYAL CREST CONDO	Theissen Janet E	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.253	745720 2570	ROYAL CREST CONDO	Shaddy Mary Beth	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.254	745720 2580	ROYAL CREST CONDO	Henderson Chad S	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.255	745720 2590	ROYAL CREST CONDO	SECOND & CEDAR ASSOCIATE	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.256	745720 2600	ROYAL CREST CONDO	Ramos Theresa G	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.257	745720 2620	ROYAL CREST CONDO	Layne Francine B	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.258	745720 2630	ROYAL CREST CONDO	Breedlove Robert A	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.259	745720 2640	ROYAL CREST CONDO	Givens Kathleen Ann	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.260	745720 2650	ROYAL CREST CONDO	Aldrich Steven R	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.261	745720 2660	ROYAL CREST CONDO	Lundy Ruth S	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.262	745720 2670	ROYAL CREST CONDO	Purvis Jeffrey D & Suelle	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.263	745720 2680	ROYAL CREST CONDO	Crandall Steven B;Hawksford Br	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.264	745720 2690	ROYAL CREST CONDO	Mooney John G & Sharon L	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.265	745720 2700	ROYAL CREST CONDO	Mooney John	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.266	745720 2710	ROYAL CREST CONDO	Cheriel Chandran P & Sally	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.267	745720 2720	ROYAL CREST CONDO	Payseno John P & Cheryl L	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.268	745720 2730	ROYAL CREST CONDO	Latimer Sakiko	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.269	745720 2740	ROYAL CREST CONDO	No Such Tax Parcel - Placeholder O	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.270	745720 2750	ROYAL CREST CONDO	Porte George	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.271	745720 2760	ROYAL CREST CONDO	Pique Margaret M	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.272	745720 2770	ROYAL CREST CONDO	Lawrence Daniel J	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.273	745720 2780	ROYAL CREST CONDO	Cheung Hung K	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.274	745720 2790	ROYAL CREST CONDO	Popovska Diana R	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.275	745720 2800	ROYAL CREST CONDO	Dowell Christopher L	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.276	745720 2810	ROYAL CREST CONDO	Bryant Daisy	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.277	745720 2820	ROYAL CREST CONDO	Johnston Mary L F	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.278	745720 2830	ROYAL CREST CONDO	Clarke Amy P	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.279	745720 2840	ROYAL CREST CONDO	Minev N N & Borissova Elena	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.280	745720 2850	ROYAL CREST CONDO	Hendrix Michael K	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.281	745720 2860	ROYAL CREST CONDO	Chad Cheriel	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	
783.282	745720 2870	ROYAL CREST CONDO	Verdugo Pedro J	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!	

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783.283	745720 2880	ROYAL CREST CONDO	Frye Thomas L Jr & Valerie H	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.284	745720 2890	ROYAL CREST CONDO	Bingham Stephen H	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.285	745720 2900	ROYAL CREST CONDO	Kittilson Donna D	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.286	745720 2910	ROYAL CREST CONDO	Grant Charles E;Hall Linda S	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.287	745720 2920	ROYAL CREST CONDO	Pulling Michele C	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.288	745720 2930	ROYAL CREST CONDO	Jones David R & Chuck Vigil	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.289	745720 2940	ROYAL CREST CONDO	Tam Patrick Y & Angelika M	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.290	745720 2950	ROYAL CREST CONDO	Deppel Mark A	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.291	745720 2970	ROYAL CREST CONDO	Keller Annabel	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.292	745720 2980	ROYAL CREST CONDO	Al-Sabt Mohammad & Michal Ann	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.293	745720 2990	ROYAL CREST CONDO	Boyce Ferdinand D & Claranne E	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.294	745720 3000	ROYAL CREST CONDO	Mentin Wynne J & Scott W	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.295	745720 3010	ROYAL CREST CONDO	Shaffer Robert J	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.296	745720 3020	ROYAL CREST CONDO	Urata II Ann	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.297	745720 3030	ROYAL CREST CONDO	CHAMPION MORROW FAMILY	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.298	745720 3040	ROYAL CREST CONDO	Hasbrouck Jan E	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.299	745720 3050	ROYAL CREST CONDO	Voris Donald V	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.300	745720 3060	ROYAL CREST CONDO	Nogales Janice E	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.301	745720 3070	ROYAL CREST CONDO	Fisher Peter Md	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.302	745720 3080	ROYAL CREST CONDO	DeLos Santos Nora & Apolonia	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.303	745720 3090	ROYAL CREST CONDO	Anderson Ronald E & Maressa	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.304	745720 3100	ROYAL CREST CONDO	Seirawan Yasser	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.305	745720 3110	ROYAL CREST CONDO	White Garry	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.306	745720 3120	ROYAL CREST CONDO	Williams Alan E	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.307	745720 3130	ROYAL CREST CONDO	Mitchell John P & Irene M	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.308	745720 3140	ROYAL CREST CONDO	Savojni Vivien & Adriano	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.309	745720 3150	ROYAL CREST CONDO	Savojni Vivien & Adriano	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.310	745720 3160	ROYAL CREST CONDO	Tsang S	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.311	745720 3170	ROYAL CREST CONDO	Flugel Faith L	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.312	745720 3180	ROYAL CREST CONDO	Clark Eugenia A	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.313	745720 3190	ROYAL CREST CONDO	Richardson Renee B	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.314	745720 3200	ROYAL CREST CONDO	Haas Frank & Gloria	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.315	745720 3210	ROYAL CREST CONDO	Haas Frank & Gloria	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.316	745720 3220	ROYAL CREST CONDO	Duffy Patrick K & Thomasine;	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.317	745720 3230	ROYAL CREST CONDO	Chan Matthew N	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.318	745720 3240	ROYAL CREST CONDO	Chong James D	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.319	745720 3250	ROYAL CREST CONDO	Ford Gary L	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.320	745720 3260	ROYAL CREST CONDO	ROYAL CREST CONDOMINIUM	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.321	745720 3270	ROYAL CREST CONDO	ROYAL CREST CONDOMINIUM	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.322	745720 3280	ROYAL CREST CONDO	CHAMPION MORROW FAMILY	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.323	745720 3290	ROYAL CREST CONDO	Peterson William A & Lois M	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.324	745720 3300	ROYAL CREST CONDO	Finneran Frank K Jr & Susan M	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
783.325	745720 3310	ROYAL CREST CONDO	Wall Marianne	Yes	Condo	\$2,100	\$2,100	\$0	\$0	0.00%	\$0.00	\$0	#DIV/0!
784.01	762875 0010	SEABOARD BUILDING	PINE STREET ASSOCIATES II	Yes	Retail	\$2,895,500	\$2,910,000	\$14,500	\$14,500	0.02%	\$2.39	\$5,477	\$0.90
784.02	762875 0020	SEABOARD BUILDING	Myers Michael David	Yes	Condo	\$405,400	\$407,400	\$2,000	\$2,000	0.00%	\$0.20	\$755	\$0.07
784.03	762875 0030	SEABOARD BUILDING	Macaluso Terry	Yes	Condo	\$809,600	\$813,600	\$4,000	\$4,000	0.01%	\$0.40	\$1,511	\$0.15

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784.04	762875 0040	SEABOARD BUILDING	Stanyon Roscoe R Jr	Yes	Condo	\$386,400	\$388,300	\$1,900	\$1,900	0.00%	\$0.19	\$718	\$0.07
784.05	762875 0050	SEABOARD BUILDING	Fix Michael B;	Yes	Condo	\$812,700	\$816,800	\$4,100	\$4,100	0.01%	\$0.41	\$1,549	\$0.15
784.06	762875 0060	SEABOARD BUILDING	Kelly Ann M	Yes	Condo	\$738,200	\$741,800	\$3,600	\$3,600	0.01%	\$0.36	\$1,360	\$0.13
784.07	762875 0070	SEABOARD BUILDING	Brooks Elizabeth	Yes	Condo	\$309,800	\$311,300	\$1,500	\$1,500	0.00%	\$0.15	\$567	\$0.06
784.08	762875 0080	SEABOARD BUILDING	Goularte David R & Ruthann P	Yes	Condo	\$383,300	\$385,200	\$1,900	\$1,900	0.00%	\$0.19	\$718	\$0.07
784.09	762875 0090	SEABOARD BUILDING	Vititoe Susan H	Yes	Condo	\$822,200	\$826,300	\$4,100	\$4,100	0.01%	\$0.41	\$1,549	\$0.15
784.10	762875 0100	SEABOARD BUILDING	Keefe Roderic R	Yes	Condo	\$392,700	\$394,700	\$2,000	\$2,000	0.00%	\$0.20	\$755	\$0.07
784.11	762875 0110	SEABOARD BUILDING	Mackay William R & Carolyn M	Yes	Condo	\$825,300	\$829,400	\$4,100	\$4,100	0.01%	\$0.41	\$1,549	\$0.15
784.12	762875 0120	SEABOARD BUILDING	Li Lisa	Yes	Condo	\$749,700	\$753,400	\$3,700	\$3,700	0.01%	\$0.37	\$1,398	\$0.14
784.13	762875 0130	SEABOARD BUILDING	Holt Cynthia B	Yes	Condo	\$315,000	\$316,600	\$1,600	\$1,600	0.00%	\$0.16	\$604	\$0.06
784.14	762875 0140	SEABOARD BUILDING	Walker Glenn A & Susan	Yes	Condo	\$389,600	\$391,500	\$1,900	\$1,900	0.00%	\$0.19	\$718	\$0.07
784.15	762875 0150	SEABOARD BUILDING	Partridge Cal L	Yes	Condo	\$833,700	\$837,900	\$4,200	\$4,200	0.01%	\$0.42	\$1,587	\$0.16
784.16	762875 0160	SEABOARD BUILDING	Ritter Henry J S	Yes	Condo	\$369,600	\$371,400	\$1,800	\$1,800	0.00%	\$0.18	\$680	\$0.07
784.17	762875 0170	SEABOARD BUILDING	Hu Nancy	Yes	Condo	\$827,400	\$831,500	\$4,100	\$4,100	0.01%	\$0.41	\$1,549	\$0.15
784.18	762875 0180	SEABOARD BUILDING	Le Lisa	Yes	Condo	\$751,800	\$755,600	\$3,800	\$3,800	0.01%	\$0.38	\$1,435	\$0.14
784.19	762875 0190	SEABOARD BUILDING	Hancock Gregory C	Yes	Condo	\$319,200	\$320,800	\$1,600	\$1,600	0.00%	\$0.16	\$604	\$0.06
784.20	762875 0200	SEABOARD BUILDING	Sprague Hospitality Group	Yes	Condo	\$372,800	\$374,600	\$1,800	\$1,800	0.00%	\$0.18	\$680	\$0.07
784.21	762875 0210	SEABOARD BUILDING	Riker Gregory W & Janis L	Yes	Condo	\$1,230,600	\$1,236,800	\$6,200	\$6,200	0.01%	\$0.61	\$2,342	\$0.23
784.22	762875 0220	SEABOARD BUILDING	Justen William & Sandra Lee	Yes	Condo	\$1,179,200	\$1,185,000	\$5,800	\$5,800	0.01%	\$0.57	\$2,191	\$0.22
784.23	762875 0230	SEABOARD BUILDING	Martin John	Yes	Condo	\$412,700	\$414,700	\$2,000	\$2,000	0.00%	\$0.20	\$755	\$0.07
784.24	762875 0240	SEABOARD BUILDING	Griffin Matt	Yes	Condo	\$908,300	\$912,800	\$4,500	\$4,500	0.01%	\$0.44	\$1,700	\$0.17
784.25	762875 0250	SEABOARD BUILDING	Winklerek Cathy E	Yes	Condo	\$932,400	\$937,100	\$4,700	\$4,700	0.01%	\$0.46	\$1,775	\$0.18
785	786350 0020	LAND ONLY	Fairview & Mercer Llc	No	Vacant/Int.	\$2,787,800	\$2,899,300	\$111,500	\$111,500	0.16%	\$5.25	\$42,119	\$1.98
786	786350 0040	YOUTH RESOURCE CT	Nelchina Point	No	Vacant/Int.	\$2,268,000	\$2,358,700	\$90,700	\$90,700	0.13%	\$4.20	\$34,262	\$1.59
787	786350 0060	NEUDORFER ENGINEE	NEUDORFER INVESTMENTS	No	Vacant/Int.	\$828,000	\$836,300	\$8,300	\$8,300	0.01%	\$1.15	\$3,135	\$0.44
788	786350 0065	PETER DAVID STUDIO	David Peter J	No	Vacant/Int.	\$828,000	\$836,300	\$8,300	\$8,300	0.01%	\$1.15	\$3,135	\$0.44
789	786350 0075	PETE GROSS HOUSE A	Doubleup L L C	Yes	Apartment	\$10,885,500	\$10,940,000	\$54,500	\$54,500	0.08%	\$3.30	\$20,587	\$1.25
790	786350 0100	MESSINGER SIGNS	B/B PARTNERS LLC	No	Vacant/Int.	\$1,380,000	\$1,393,800	\$13,800	\$13,800	0.02%	\$1.15	\$5,213	\$0.43
791.1	872745 0010	2124 THIRD AVENUE C	SSF ASSOCIATES LLC	No	Vacant/Int.	\$518,700	\$523,900	\$5,200	\$5,200	0.01%	\$1.50	\$1,964	\$0.57
791.2	872745 0020	2124 THIRD AVENUE C	SSF ASSOCIATES LLC	No	Vacant/Int.	\$317,800	\$321,000	\$3,200	\$3,200	0.00%	\$1.51	\$1,209	\$0.57
791.3	872745 0030	2124 THIRD AVENUE C	Johnson Stevan P;Snodgrass Les	No	Vacant/Int.	\$378,500	\$382,300	\$3,800	\$3,800	0.01%	\$1.51	\$1,435	\$0.57
						\$5,385,208,105	\$5,454,566,415	\$69,358,310	\$69,358,310	1.29%	\$4.88	\$26,200,000	

PROJECT RESOURCES

The following is a summary of some of the resources (but not limited to) relied upon in the completion of this report.

Atlanta Streetcar. <http://www.atlantastreetcar.com/>

Build the Streetcar, Seattle. www.buildthestreetcar.org/

CBRE CB Richard Ellis, MarketView, Puget Sound Office (4th Quarter 2005); Industrial (4th Quarter 2005), Retail (Second Half 2005); Multi-Housing (First Half 2005); other historical reports

Charlotte (North Carolina) Trolley. <http://www.charlottetrolley.org/>

City of Portland, www.portlandonline.com; Portland Zoning Code, maps, Transportation

City of Seattle, www.seattle.gov; Seattle Municipal Code; Department of Planning & Development (zoning and comprehensive plan, permits status, project information); Department of Transportation (project information); City Parks Department; Neighborhoods (neighborhood plans, historic preservation), City Clerk's office (property recordings, excise documents), etc.

Cultural and Historic Resources, Technical Report, South Lake Union Streetcar Project; April 5, 2005; prepared by Kirsten Campbell, AICP, RPA, and Robert Jackson, AICP, PhD, Parsons Brinckerhoff; prepared for City of Seattle Department of Transportation

Cushman & Wakefield, www.cushmanwakefield.com; Seattle, Portland reports

Daily Journal of Commerce. Numerous articles.

Gibbons, Anthony, MAI, CRE, Re-Solve; Seattle Central Business District Office Report 2005, prepared for Downtown Seattle Association & sponsored by a City of Seattle Office of Economic Development Grant

Gibbons, Anthony, MAI, CRE, Re-Solve; Summary Report concerning Economic Analysis of Downtown Rezone Proposals, as of January 10, 2006, prepared for Seattle City Council

Grubb & Ellis, 2004, 2005 4th Quarter Real Estate Trends, Portland Industrial and Office Markets

King County: Department of Assessments, 2004, 2005 Area Report Summaries; Parcel Finder; GIS; other

Main Street Trolley, Memphis, Tennessee.
<http://www.matatransit.com/mainstreettrolley.html>

Memorandum to Cheryl Twete & Jane Blackstone, Portland Development Commission, from Eric Hovee, re: Preliminary Economic Analysis of Proposed North Macadem LIDs, June 20, 2003

Memorandum to Councilmembers, from Peter Harris, Central Staff, re: Economic and Fiscal Impacts of South Lake Union Development, July 7, 2004

Memorandum to Ken Johnsen, Shiels Obletz Johnsen and Mike Podowski, City of Seattle, DCLU, from, re: South Lake Union Capacity Model, July 2, 2002, updated October 11, 2002

National Perspectives; Hotel-Condos Springing Up in Seattle Area; The New York Times, by Linda Baker; March 20, 2005

New Orleans (Louisiana) Streetcar. <http://www.regionaltransit.org/>

The Next Big Thing? (NOTE: re: South Lake Union development); Northwest Home+Garden, January/February 2005

The Oregonian. Numerous articles.

Pearl District Development Plan: A Future Vision for a Neighborhood in Transition, Plan Approved by City Council October 2001

Permit Review & Mobility Pilot – South Lake Union: Progress Draft, City of Seattle, Strategic Planning Office; April 2002; Heartland

Portland (Oregon) Streetcar. <http://www.portlandstreetcar.org/>

Potential Economic and Fiscal Impacts of South Lake Union Development, Final Report, July 13, 2004; Paul Sommers, Ph.D.

Portland Tribune. Numerous articles.

Puget Sound Business Journal, Seattle, Portland, other. Numerous articles.

San Diego Streetcar. <http://www.northparkmainstreet.com/streetcar/streetcar.htm>

San Diego Trolley. <http://www.sdcommute.com/>

Seattle Central Business District Commercial Zoning Map, Kroll Map Company, Inc., zoning info current as of April 2001; base map updated November 2000, modifications made thru August 2001

Seattle Department of Transportation (SDOT); South Lake Union Transportation Study, Final Report, July 2004; led by SDOT, in cooperation with Washington WSDOT, contracted with Parsons Brinckerhoff Quade & Douglas, Inc. and EnviroIssues

Seattle Post-Intelligencer. Numerous articles.

Seattle Streetcar Network and Feasibility Analysis; June 30, 2004; prepared by Parsons Brinckerhoff in association with Nelson Nygaard Consulting Associates & URS Corporation

The Seattle Times. Numerous articles.

SoundTransit. Tacoman Link Light Rail, other. <http://www.soundtransit.org/>

SLUFAN – South Lake Union Friends and Neighbors Community Council.
www.slufan.org/

South Lake Union, Neighborhood of Opportunity; City of Seattle Office of the Mayor, Fall 2004

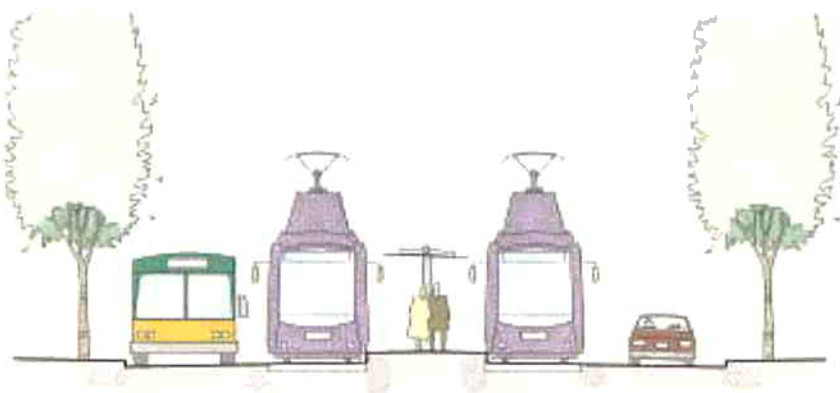
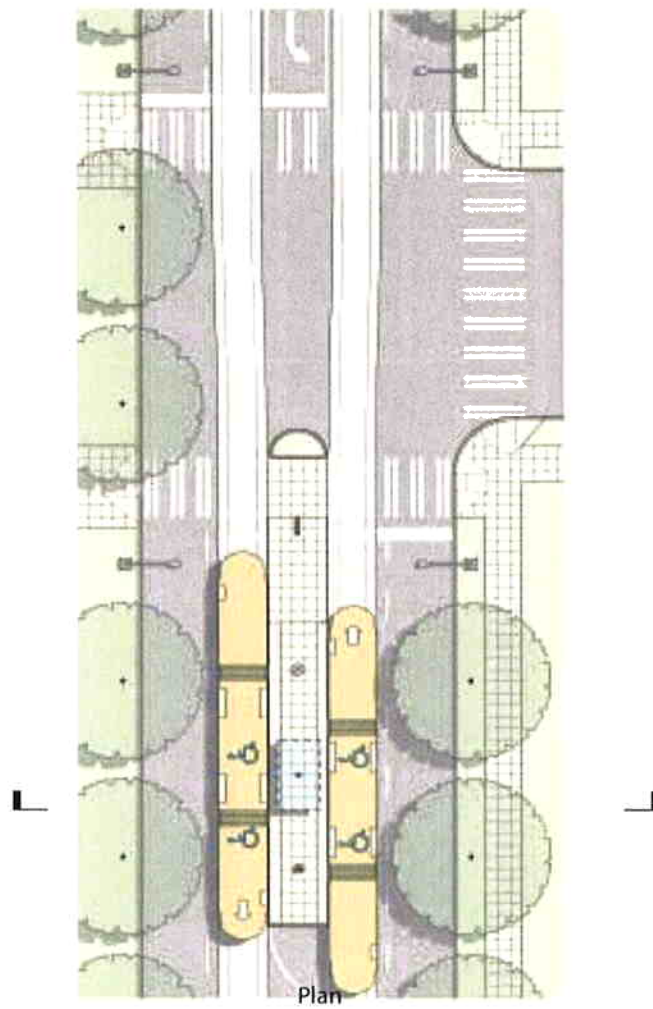
Spaxman Consulting Group Ltd. and Larry Beasley; Downtown Height and Density Review for the City of Seattle; August 2005

Stastny, Donald J., FAIA, FAICP, Team Leader and Process Facilitator; Midtown Blocks Planning Study (Portland, Oregon), Report of the Advisory Council of Experts; May 2001

Tampa Florida Streetcar System. <http://www.tecolinestreetcar.org/>

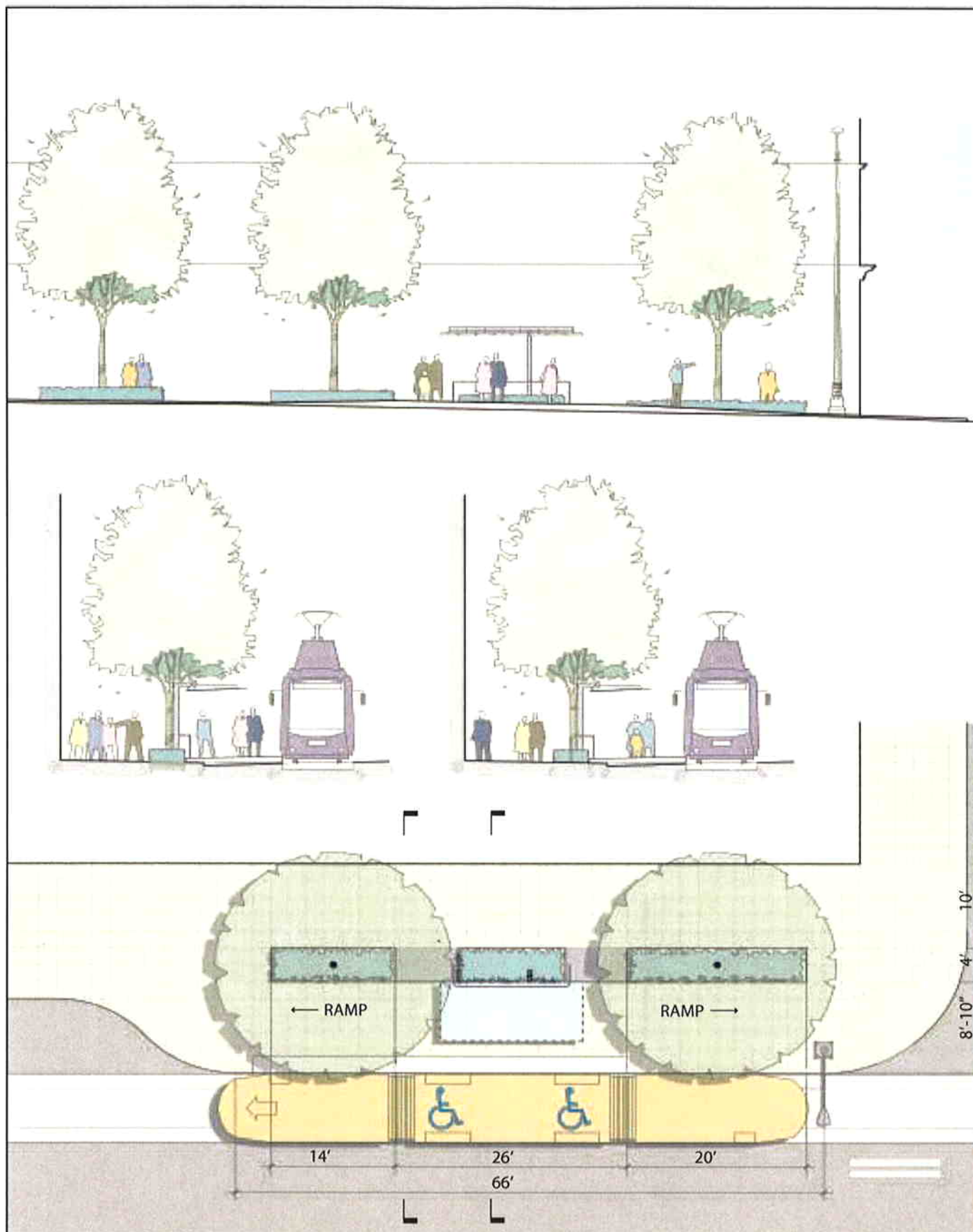
Terry Avenue North – Street Design Guidelines; Seattle Department of Transportation, with Weinstein A/U, Gustufson Guthrie Nichol Ltd, SvR Designs, EnviroIssues, June 2004





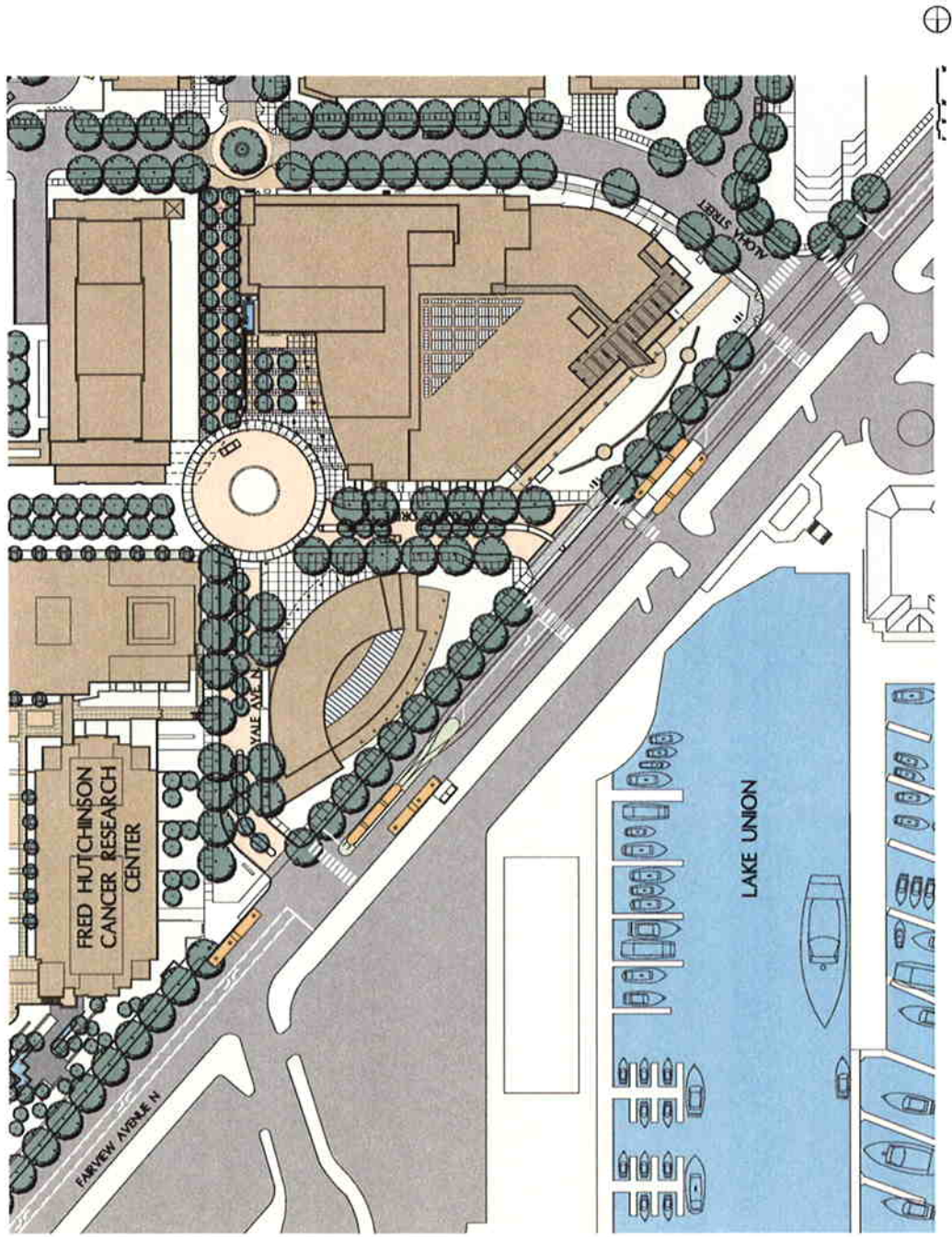
SOUTH LAKE UNION STREETCAR STATION LOCATIONS & PROTOTYPES

Prototypical Center Platform



SOUTH LAKE UNION STREETCAR STATION LOCATIONS & PROTOTYPES

Prototypical Far-Side Platform



SOUTH LAKE UNION STREETCAR
FRED HUTCHINSON CANCER RESEARCH CENTER STATION

Westlake looking North



Westlake just south of 9th



Terry looking North



Westlake and Valley



Fairview looking South



Connections at Westlake



Streetcar Stops

- Stops every 2 to 3 blocks.
- Extends the pedestrian area.
- Stops will have “next streetcar arriving in X minutes” technology.



Streetcar Stops

- Most are curb bulbs on the “far side” of intersections
- Mid-block curb bulbs on Terry
- Center platforms at SLU Park and on Fairview



QUALIFICATIONS

DEBORAH A. FOREMAN

Experience

Ms. Foreman has over 25 years experience in real estate acquisitions, appraisals, development, asset management, and brokerage for all property types. She also has broad experience in valuation and feasibility analysis, structuring, and negotiating and closing large transactions.

Bruce C. Allen & Associates, Inc., Bellevue, Washington

1990 to Present – Senior Associate; Designated Broker, Washington.

Specializing in valuation and consulting services for major real estate investments in the Pacific Northwest. Major projects, primarily in Washington State, include:

SoundTransit. Appraisal project manager of subconsultant services, appraisals, consulting and condemnation trial services for, from 1998 to present: (1) *Commuter Rail*, for acquisition of properties for 6 stations from Seattle to Tacoma, over 50 appraisals completed by team; (2) *LINK*, for market estimates for over 2,000 parcels in the *Central LINK* DEIS process; market analysis, appraisals, occupancy and employment analysis for *Central* and *Tacoma LINK*, over 300 appraisals completed by *LINK* team; and (3) appraisal project manager for *REX*, over 40 appraisal completed.

Port of Seattle. Appraisals, consulting and condemnation trial services for: (1) from 1992 to 1997, Terminal 5 project, including Wycoff, former Seaboard Lumber, Puget Sound Freight Lines and Terminals 91 and 105 properties in Seattle, and Birmingham Steel site in Kent; (2) from 1995 to 1999, Terminal 18 expansion (over 35 industrial properties) in Seattle; and (3) in 1992 and 1993, South SeaTac Satellite expansion in SeaTac.

City of SeaTac. 28th/24th Avenue S. Arterial Project; from 1996 to 1999, consulting, right-of-way appraisals, special benefits studies, and public hearing activities for over 300 properties affected by \$24 million road project.

Port of Everett. Riverside Industrial Park, from 1997 to 1998, part of the consulting team with Trammell Crow Company for the feasibility analysis and site planning for 175-acre marine industrial facility located on the Snohomish River, near I-5., with a variety of access issues and sensitive area limitations.

City of Kent. S. 196th/200th Street Corridor project in Kent; from 1992 to 1999, LID special benefits studies and appraisals and condemnation trial work for over 450 parcels, 15 parcels between West and East Valley Highways in Kent.

City of Bellevue. NE 10th Street LID #280 in downtown Bellevue; from 1993 to 1996, consulting, special benefits study, and public hearing activities for about 365 properties specially benefited by \$19 million road project.

GSA. Park Place Office Building in downtown Seattle; in 1994 and 1995, appraisal and consulting services for multiple valuation scenarios. 1996 and 1997, market rent studies for all federal-owned buildings in downtown Seattle.

Hickel Investment Company. University Center Shopping Center in Anchorage, Alaska; in 1991 and 1992, mortgage broker services for owner related to expiration of \$20 million loan, including negotiations for new permanent financing and due diligence.

Development Services of America. Valuation analyses and buy/sell recommendations for: (1) 1991, city block in downtown Omaha, Nebraska; and (2) in 1992, for industrial warehouses, subject to impacts of Free Trade Agreement, in Nogales, Arizona.

DEBORAH A. FOREMAN (cont.)

Equitable Real Estate Investment Management, Inc., Seattle, Washington

1984 to 1990 – Senior Investment Analyst; Director-Appraisal; Designated Broker, Oregon; Associate Broker, Washington.

Responsibilities in equity and debt transactions in Pacific Northwest Division (Oregon, Washington, Western Canada, and Alaska) included: analysis and valuation of all proposed and existing real estate investments; acquisitions and sales of investments; supervision and training of production/appraisal staff; and participation in asset management decisions for portfolio accounts. Portfolio assets in 1990 totaled approximately \$600 million in equities, \$350 million in debt.

Investments. Responsible for negotiating and closing up to \$40 million annually, including coordination of property management, construction, and appraisal personnel. Major transactions included: (1) 1989 and 1990 earnout acquisitions of Corporate Parks 216 and 234, \$13.0 and \$11.5 million industrial projects in Kent; (2) Two contiguous industrial redevelopment projects acquired in 1990 for \$11 million total in Beaverton, Oregon; (3) In 1988, \$22 million portfolio financing of numerous properties in four market areas in Oregon and Washington; (4) Sale of six industrial projects in Portland, Oregon in 1987 for \$15 million; (5) \$22.5 million acquisition of Parkfund Two portfolio in 1987 in three market areas in Seattle; seven industrial projects under separate ownerships represented by one general partner; and (6) In 1986, \$22 million financing of University Center Shopping Center in Anchorage, Alaska.

Appraisal. Annually supervised the completion of approximately 75 portfolio valuations and 15 narrative appraisal reports; assisted in sale recommendations and conducted appraisal reviews of annual budgets and monthly updates with finance and property managers.

Benaroya Portfolio, 1984. \$315 million acquisition of 8 million square feet in 98 buildings, industrial, retail, office, and mart portfolio in Oregon and Washington. Lead investment analyst to Vice President, Seattle and Senior Vice President, San Francisco; prepared investment memorandum for presentation to California PERS; coordinated due diligence and closing with Division Vice President and joint venture partners.

Other, Portland, Oregon

1974 to 1984 – Appraiser; Broker; developer and general contractor for small residential subdivisions and property rehabilitation projects.

Education

Appraisal Institute. Completion of all course requirements for MAI designation.

University of Oregon; 1974; B.A. Political Science.

Professional/Community Affiliations

Appraisal Institute. Associate. Editor, “Field Notes, News from Chapter 14 of the AIREA,” 1982-1984; Annual Conferences, Chapter 11, committee member with major responsibility for program agenda and speakers, 1986-1993.

State Cert. – General Appraiser: 27011-1100302

Expiration: 03/10/07

WA State Designated Broker: 270-06 BR-UC-EC-A060D1

Expiration: Inactive

(Revised 09/16/05)

QUALIFICATIONS

MATTHEW C. SLOAN

Experience

Involved in the real estate field since April 2000. Appraisal experience includes a wide variety of appraisals, including commercial, industrial and residential real estate, easements, partial interests, condemnation and sensitive properties. Appraisal assignments include work in King, Pierce, and Snohomish County.

Education

City University, Bellevue, Washington: BS Degree in Business Administration, emphasis in Project Management.

North Seattle Community College:

Real Estate Fundamentals
Principles of Real Estate Appraisal
Real Estate Appraisal Procedures
Real Estate Economics
Residential Real Estate
USPAP Standards

Appraisal Institute

Basic Income Capitalization
Internet Research Strategies
GIS in Real Estate

Partial Client List

SoundTransit

King County

Pierce County

City of Kent

City of Seattle

City of Redmond

City of Federal Way

Seattle Public Schools

David Evans & Associates

Ridolfi Engineers

Sterling Bank

Graham & Dunn

Pharos Corporation

CH2MHill

State Certification Number – General: 1101655

Expiration: 03/04/06

(Revised 05/01/05)